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**ROBERTSON
PHILLIPS**
Estate Agents



34 The Avenue, Hatch End

£579,000



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SPACIOUS FIRST FLOOR

APARTMENT. A superb Two Bedroom, Two Bathroom first floor apartment built in 2005 situated in this prestigious development with gated access within easy reach of local shops, fine dining restaurants and transport, including station.

This well appointed property features entrance hall, elegant lounge/dining room with a fantastic elevated view of the gardens, fitted kitchen with built in appliances and Granite worktops, two double bedrooms (bedroom one with en suite shower) and guest bathroom. Further benefits include video entry phone system, double glazing, well tended grounds, lift, allocated parking and long lease. **NO UPPER CHAIN.**



Entrance Hall

Welcoming entrance hall with three cupboards, one housing Megaflo system.

Lounge/Dining Room 16' 2" x 15' 8" (4.92m x 4.77m)

Bright room with balcony overlooking gardens. Two windows to side.

Kitchen/Breakfast Room 18' 6" x 8' 7" (5.63m x 2.61m)

Well fitted units with inset sink in granite worktops, oven and microwave with five ring gas hob and canopy extractor hood.

Fridge/freezer, dish washer, washing machine, cupboard housing Potterton boiler, tiled floor and inset lighting.



Bedroom One 15' 0" x 14' 3" (4.57m x 4.34m)
into bay.
Box window to rear, built in wardrobes and door
to:
En-suite Shower Room
Window to side, walk in shower enclosure, wash
hand basin, wc, tiled walls and heated towel rail.
Bedroom Two 11'10" x 10'5" (3.60m x 3.17m)
Built in wardrobe.
Bathroom. Bath, wash hand basin, wc half tiled
walls, medicine cabinet and shaver point.

Grounds
Extensive well maintained gardens laid to lawn with
mature trees.
Parking
Allocated parking space. Parking to front via gated
access.
Service Charge
£4,265 for 2020. This figure includes Ground Rent
and Buildings Insurance.
Lease
125 years from 2005

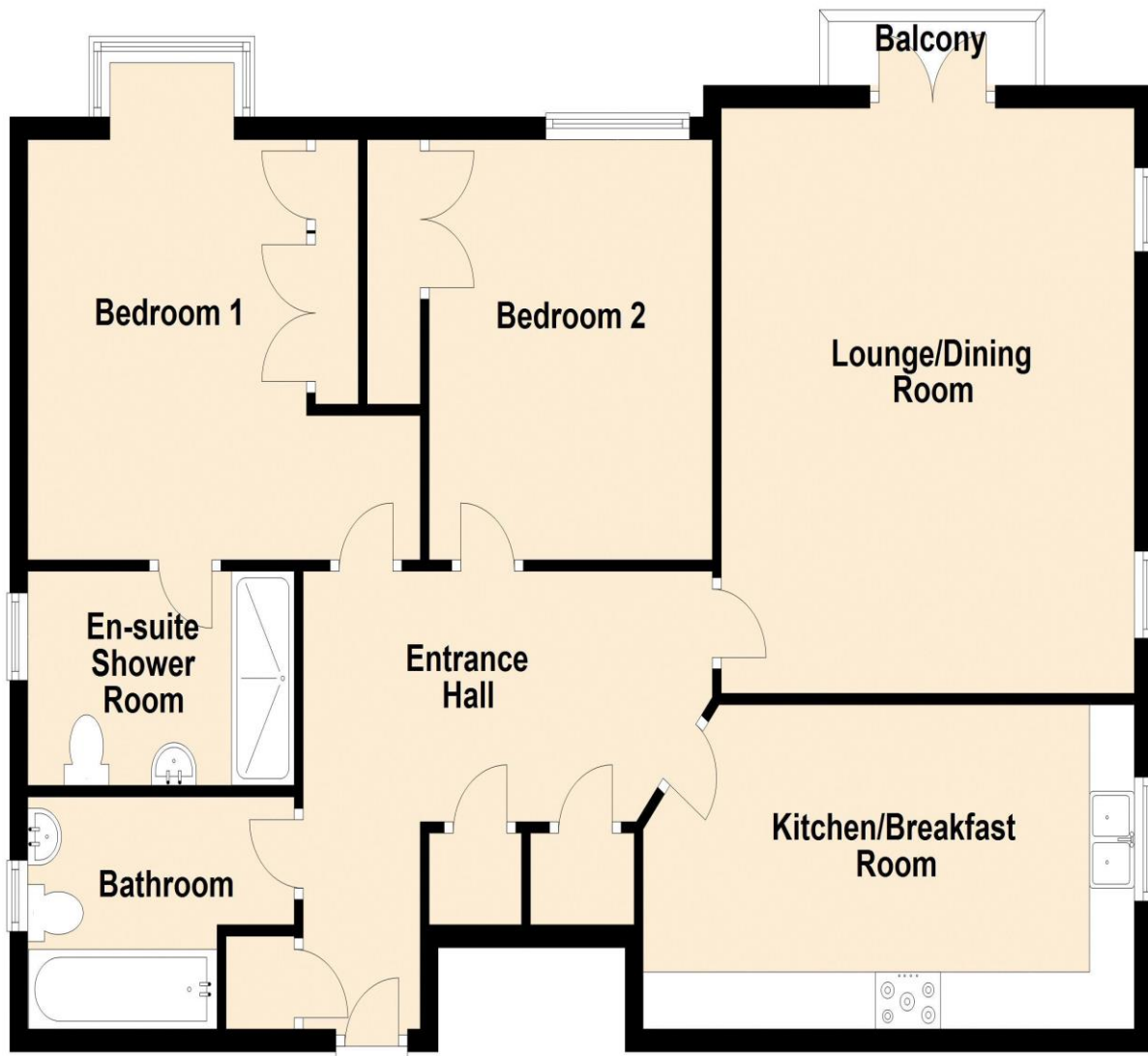


KEY FEATURES:

Two Double Bedrooms ● En-suite Shower Room ● Lounge with Balcony ● Kitchen/Breakfast Room ● Gated Development ● Walk to Station & Shops ● Parking Space ● No Upper Chain

First Floor

Approx. 96.1 sq. metres (1034.0 sq. feet)



Total area: approx. 96.1 sq. metres (1034.0 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	82 83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.