

**ROBERTSON PHILLIPS**  
Estate Agents, Valuers,  
Lettings and Property Management

262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS  
Tel: 020 8428 7161

E-mail : [pinner@robertsonphillips.co.uk](mailto:pinner@robertsonphillips.co.uk)

Pinner : 020 8866 7151

Harrow : 020 8863 1122

Lettings : 020 8421 4847



**ROBERTSON  
PHILLIPS**

Est. 1991

## ***37 WELLINGTON ROAD, HATCH END***



***£450,000 Leasehold***

- *Two Double Bedrooms*
- *Lounge/diner*
- *Fitted Kitchen Area*
- *Stylish Bathroom/wc*
- *Double Glazing*
- *Private Patio*
- *Video Entryphone*
- *Parking Space*

## ***Accommodation:***

### **Entrance Hall**

Door to entrance hall with storage cupboard and video entryphone.

### **Open plan Lounge/Dining Area with Kitchen 34' 3" x 10' 3" (10.43m x 3.12m) max**

Spacious open plan room with door to private patio and garden. Ample living area with oak laminate flooring and LED downlighters. The kitchen area is well fitted with a Howdens Greenwich range of wall and base units with solid oak work tops. Inset Lamona black composite sink with mixer tap and Bosch appliances including; gas four ring hob, built in oven, canopy extractor hood, dishwasher and washing machine.

### **Bedroom One 18' 5" x 9' 1" (5.61m x 2.77m)**

Double glazed windows to rear and side. Carpeted with radiator and downlighters.

### **Bedroom Two 18' 5" x 8' 9" (5.61m x 2.66m)**

Double glazed window to rear, carpeted with radiator and downlighters.

### **Bathroom**

Stylish bathroom with obscure double glazed window. Panelled bath with shower and screen, vanity unit with wash hand basin and Grohe mixer tap, low level wc with soft close seat, chrome heated towel rail, tiled floor and walls. LED illuminated wall mirror, shaver point and cupboard housing Eco Elite combination boiler.

### **Parking**

Brick paved parking space to front.

### **Grounds**

Lawned communal garden to rear with covered dustbin area and bike store.

### **Tenure**

A 125 year lease will be granted.

### **Service Charge**

To be advised.

***Location:*** *Wellington Road is a turning off the Uxbridge Road.*

## ***Description***

A bright newly finished Two Bedroom Ground Floor Apartment situated within this attractive development in Wellington Road. Hatch End offers a vast selection of amenities including local and specialist shops, fine dining restaurants, sports facilities, transport, station and sought after schools. (Grimsdyke catchment).

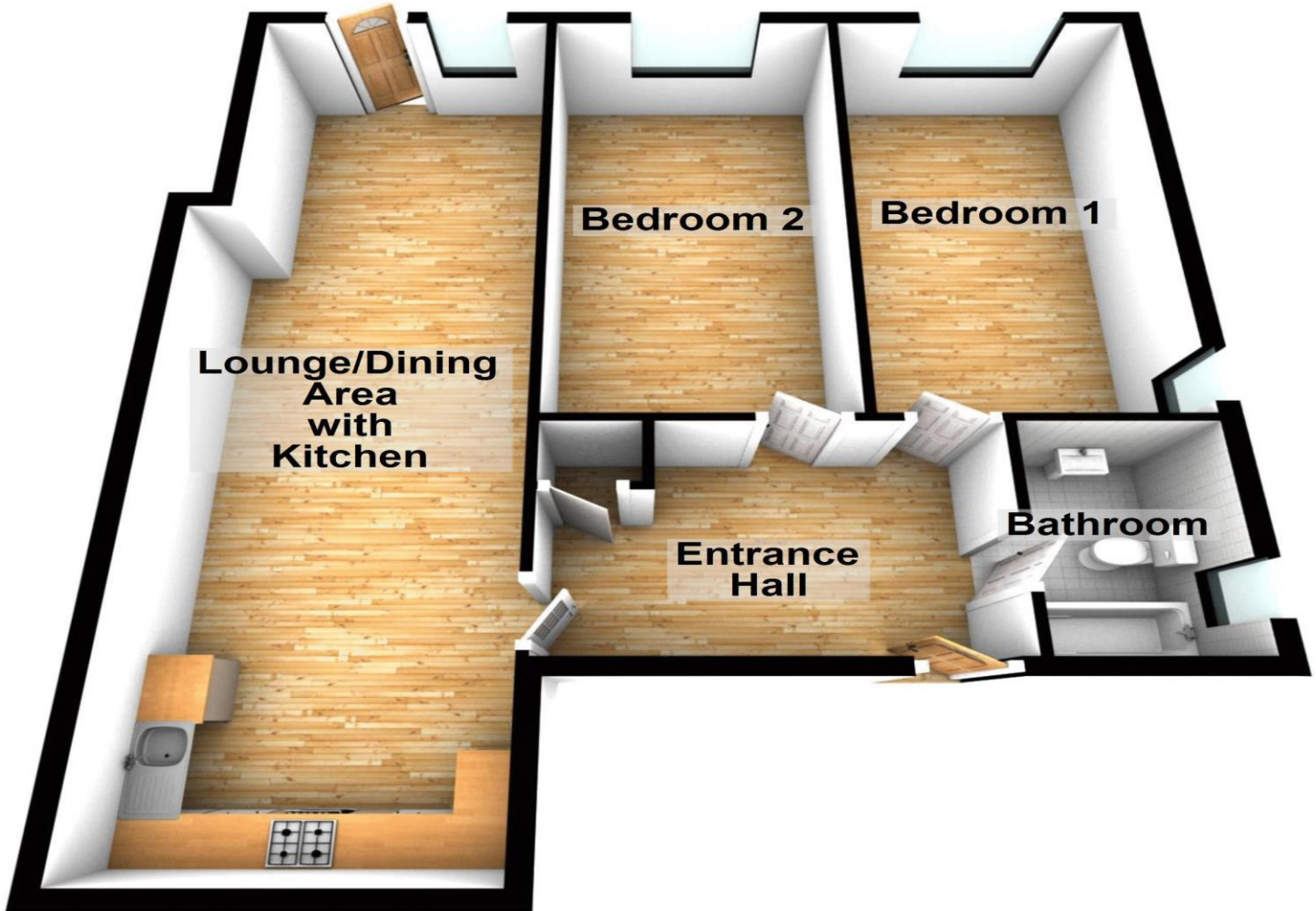
Features of this apartment include double glazing, combination boiler, Video entryphone system, Bosch appliances, stylish bathroom, private patio and parking space.

**Viewing highly recommended.**



## Ground Floor

Approx. 839.6 sq. feet



Total area: approx. 839.6 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-10)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	78
		EU Directive 2002/91/EC	



**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.**