

**ROBERTSON PHILLIPS**  
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523, Uxbridge Road, Hatch End    £200,000



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A bright One Bedroom First Floor Retirement flat situated in this very sought after development located in the heart of Hatch End which benefits from local shops, restaurants and transport including station and bus services.

Comprising lounge/dining room opening to fitted kitchen, double bedroom and recently fitted shower room/wc. Features include double glazing, fitted wardrobes and blinds, security entry phone system, underground parking, communal lounge, lifts to all floors and delightful gardens.



#### Entrance Hall

Outer door with security entry phone and lift to all floors. Front door to hall with airing cupboard housing hot and cold water tanks with slatted shelving. Storage cupboard housing fuse boxes, fitted shelving and cupboards. Door to: Lounge/Diner 19' 7" x 10' 4" (5.97m x 3.15m) into bay

Bright room with double glazed bay window overlooking gardens, storage heater, coved ceiling and doorway to:

Kitchen 7' 10" x 6' 10" (2.39m x 2.08m)

Fitted with a matching range of base and eye level units with stainless steel sink unit, single drainer and mixer tap. Plumbing for washing machine, fridge/freezer, built in oven, four ring electric ceramic hob and extractor hood.





Bedroom 14' 3" x 8' 9" (4.34m x 2.67m)

Double glazed window to rear, fitted wardrobes, coved ceiling and storage heater.

Shower Room

Recently fitted with tiled shower enclosure with Triton electric shower, vanity wash hand basin with storage cupboard and mixer tap, fully tiled walls, shaver point, bidet and low-level WC.

Parking

Space available via underground car park.

Grounds

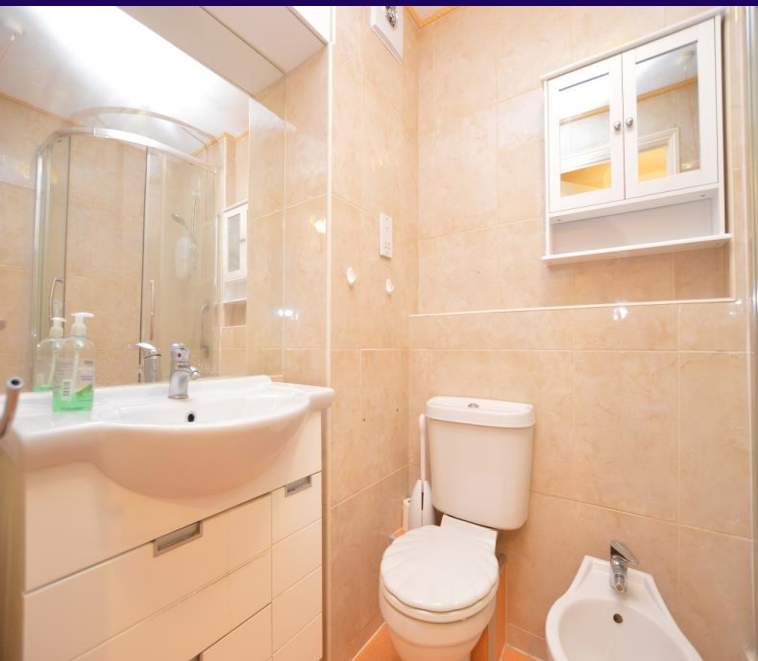
Attractive well maintained gardens laid to lawn with rose bushes and patio areas.

Communal Facilities

Lifts to all floors, communal lounge, laundry, drying room, guest suite, Sky TV connectivity.

Service Charge. To be confirmed.

Lease. To be confirmed.

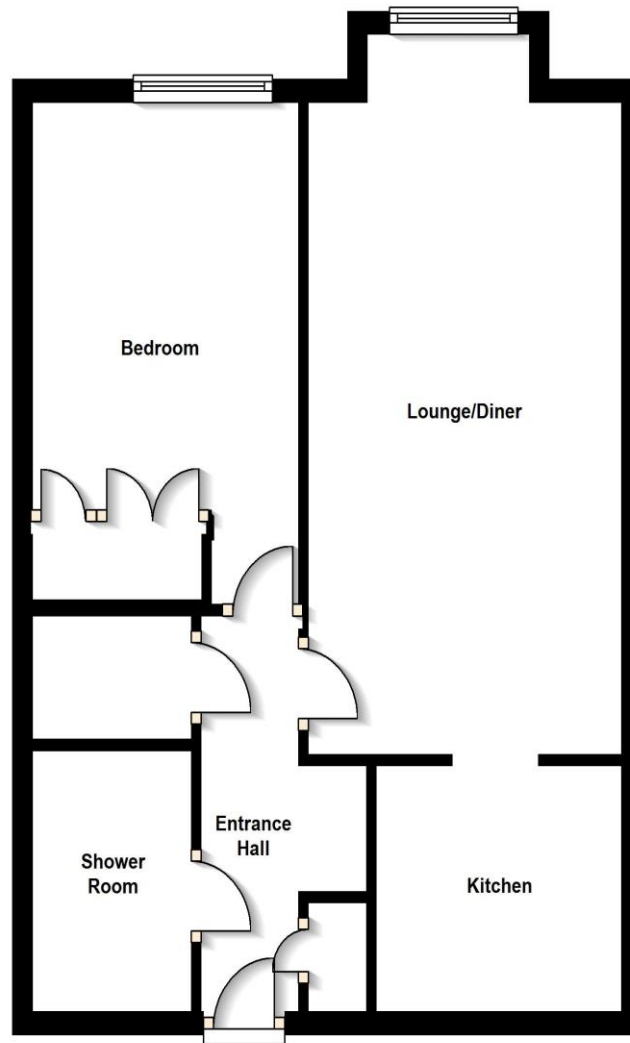


## KEY FEATURES:

Double Bedroom ● Double Glazing ● Fitted Kitchen ● Shower Room/WC ●  
19' Spacious Lounge ● On site Manager ● Underground Parking

### First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Total area: approx. 44.9 sq. metres (483.7 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>		
1-20	<b>G</b>		
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.