



**A TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT**

The Avenue, Hatch End, Pinner HA5 4EU



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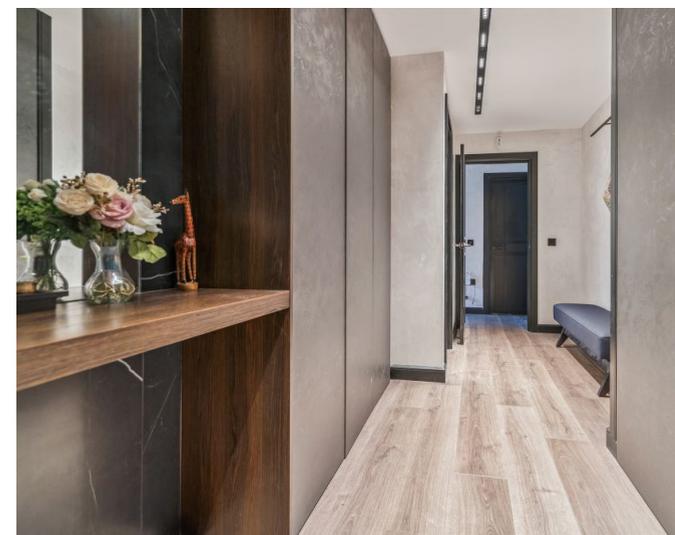
**GROUND FLOOR • TWO DOUBLE BEDROOMS  
• FAMILY BATHROOM • ADDITIONAL WC •  
KITCHEN/DINING/LIVING ROOM • GARAGE  
IN NEARBY BLOCK • RESIDENTS PARKING •  
SHARE OF FREEHOLD • COMMUNAL  
GARDENS**

### Description

A stylish two-bedroom ground-floor apartment situated on one of Hatch End's most desirable roads, just a short walk from local amenities and transport facilities.

The apartment comprises a contemporary kitchen / dining / living room featuring a bespoke fitted kitchen with integrated appliances. There is a principal bedroom with a dressing area complete with fitted wardrobes, a second double bedroom, also with fitted wardrobes, and a luxury family bathroom with 'his & hers' wash basins. In addition, there is a separate WC and useful storage cupboards within the hallway(s).

Externally, the apartments have use of well-maintained communal gardens, residents' parking and a garage in nearby block.





The Avenue is one of Hatch End's most desirable roads, just a short walk from Hatch End High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Overground is available at Hatch End Station with regular links into London Euston, with nearby Pinner Station providing the Metropolitan Line.

The area is well served by local primary and secondary schooling, including Grimsdyke Primary School and Hatch End High School, which are both within walking distance. There are plenty of local parks and recreational facilities within the area, as well as the ever-popular Grimsdyke Golf Course.

### **Additional Information**

Tenure: Share of Freehold  
Service Charge: Approx. £1,800 pa  
Ground Rent: Peppercorn  
Local Authority: London Borough of Harrow  
Council Tax Band: D  
Energy Efficiency Rating: TBC

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 285525.



Approximate Gross Internal Area = 89.5 sq m / 963 sq ft  
Garage = 14.1 sq m / 152 sq ft  
Total = 103.6 sq m / 1,115 sq ft



(Not Shown In Actual Location / Orientation)



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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**ROBSONS**

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