



A SUPERB TWO BEDROOM, TWO BATHROOM APARTMENT SET WITHIN AN EXCLUSIVE MODERN DEVELOPMENT WITH SECURE GATED PARKING

Flat E, 7 The Avenue, Hatch End, Pinner

ROBSONS

Flat E, 7 The Avenue, Hatch End, Pinner

FIRST FLOOR FLAT • TWO DOUBLE BEDROOMS • EN-SUITE SHOWER ROOM • FITTED KITCHEN • TRIPLE GLAZING • SPACIOUS LOUNGE / DINING ROOM • FAMILY BATHROOM • LIFT TO ALL FLOORS • REMOTE CONTROLLED GATE ACCESS • TWO PARKING SPACES

Description

Situated on one of Hatch End's most prestigious residential roads, this beautifully presented two bedroom, two bathroom apartment forms part of an attractive modern development, offering a superb combination of contemporary living, security and convenience. A secure video entry system provides access into the communal entrance, with a lift serving all floors.

Entering from a welcoming entrance hallway with a useful storage cupboard. To the left of the entrance hall is the modern fitted kitchen, thoughtfully arranged with a comprehensive range of wall and base level cabinetry, generous worktop space, integrated appliances and a breakfast table. To the front is the impressive and generously proportioned lounge/dining room.





The accommodation further comprises two well-proportioned double bedrooms, with the principal bedroom enjoying the added luxury of a private en-suite shower room. A contemporary family bathroom completes the accommodation, serving the second bedroom and providing further convenience for residents and guests.

Location

The Avenue is one of Hatch End's finest roads, just a short stroll from Hatch End High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. Alternatively, Pinner High Street is also close by. For commuters, Hatch End Station provides a regular service into London Euston, with nearby Pinner Station providing the Metropolitan Line. Local bus routes are also easily accessible. The area is well served by primary and secondary schooling, including Grimsdyke Primary School and Hatch End High School, with plenty of local parks and children's play areas close by. The ever popular Grimsdyke Golf Course can also be found a few minutes' away.

Additional Information

Tenure: Leasehold

Lease: 125 Years from 2010

Service Charge: 6 months to December £1,864.03

Ground Rent: £100 p.a.

Local Authority: London Borough of Harrow

Council Tax Band: E

Energy Efficiency Rating: B

For additional information, please refer to www.robsonsworld.com or call us on: 020 8866 8083.



Approximate Gross Internal Area = 69.9 sq m / 752.6 sq ft

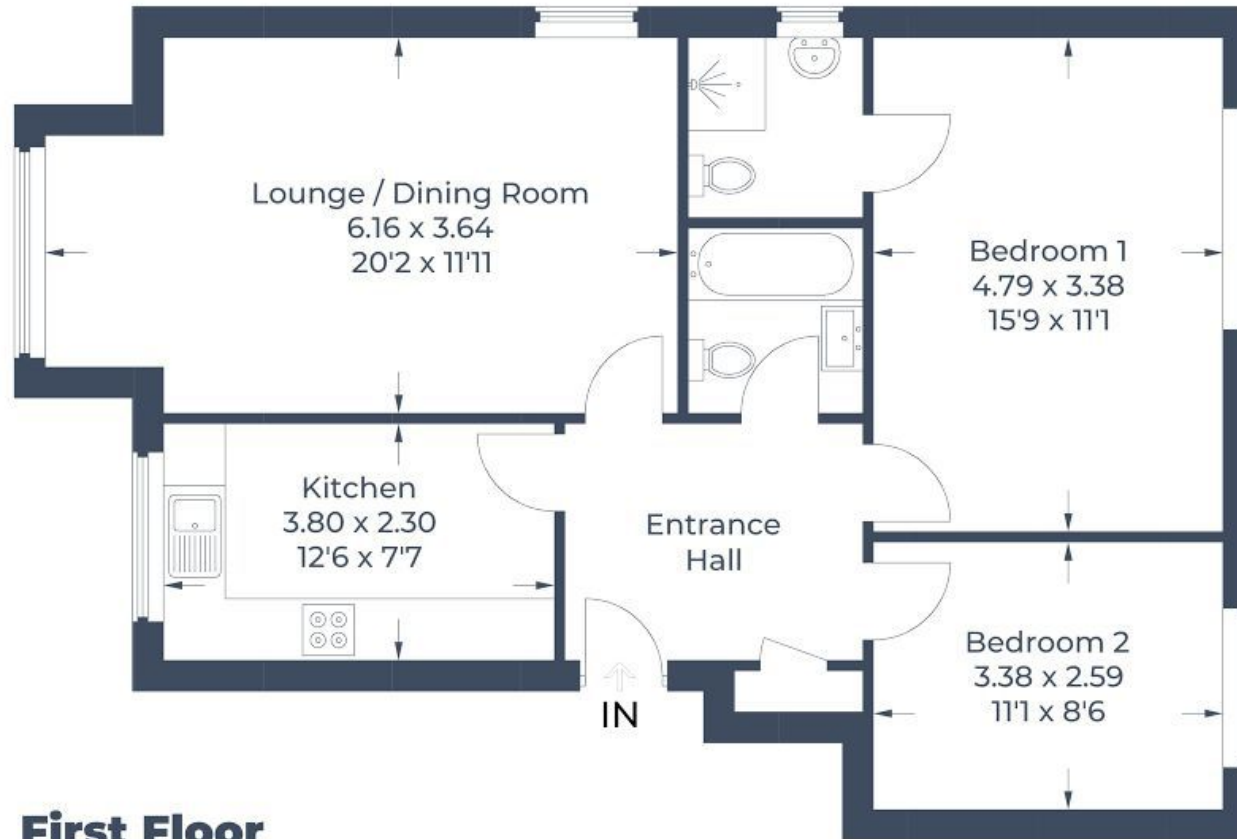


Illustration for identification purposes only,
measurements are approximate, not to scale.

© CJ Property Marketing

ROBSONS

1 High Street, Pinner HA5 5PJ
Tel: 020 8866 8083 Email: pinner@robsonswb.com
www.robsonswb.com

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.