



TOTAL APPROX. FLOOR AREA 476 SQ.FT. (44.3 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



A bright and airy top floor apartment in the sought after retirement development Lutyens Lodge, located in the heart of Hatch End perfect for easy access to local shops, fine dining restaurants and transport including station and bus services. The apartment comprises of a bright double bedroom, reception room, modern kitchen and luxurious shower room. Within the block itself there is a communal lift, spacious lounge, guest suite, drying room and picturesque gardens for the residents to enjoy. In addition there is double glazing, security entry phone system, underground parking and electric heating.

Applicants must be aged 60 or over.

Service Charge £661.92 per quarter for 2023/2024; No Ground Rent; Lease 99 years from July 1988

Council Tax Band D £2,162.80

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.

ROOM DESCRIPTIONS

Entrance Hall

Built-in storage cupboard, walk-in airing cupboard housing with water tanks, fitted wardrobe, electric heater. and access to reception room, bedroom and shower Room

Lounge/diner

19' 8" x 10' 5" (6m x 3.17m) Bay window with double glazed windows to front, storage heating, television aerial and telephone points, entryphone and emergency pull cord to House Manager and access to kitchen.

Kitchen

7' 10" x 6' 11" (2.4m x 2.11m) - Modern fitted kitchen with wall and floor units, stainless steel sink with mixer tap, Beko ceramic hob with stainless steel cookerhood, beko electric oven, Hotpoint fridge freezer and Bosch washing machine and wall mounted electric heater.

Bedroom

13' 8" x 8' 11" (4.17m x 2.71m) - Double glazed Velux window to front, fitted drawer units, electric heater and telephone point

Shower room

Luxurious shower room with height adjustable shower unit and fold down seat, low level WC, pedestal hand basin, extractor fan and emergency cord.

Garden

Communal picturesque south facing communal grounds with seating area.

Parking

Secure parking which are allocated to the residents by the management company.

Extra features

Communal area for residents; Lounge, Drying Room, Guest Bedroom, Passenger Lift an two staircases (one with chair lift) to all floors.