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# 2, Devonshire Road, Hatch End £325,000

NO UPPER CHAIN.....A bright Second Floor Two Bedroom flat situated in a popular development within walking distance of local shops, restaurants and station.

Comprising lounge/diner, fitted kitchen, two good size bedrooms and bathroom/wc. Benefits include double glazing, security entry phone system, garage in nearby block and share of freehold.

GREAT RENTAL OPPORTUNITY. OR FIRST TIME BUY.

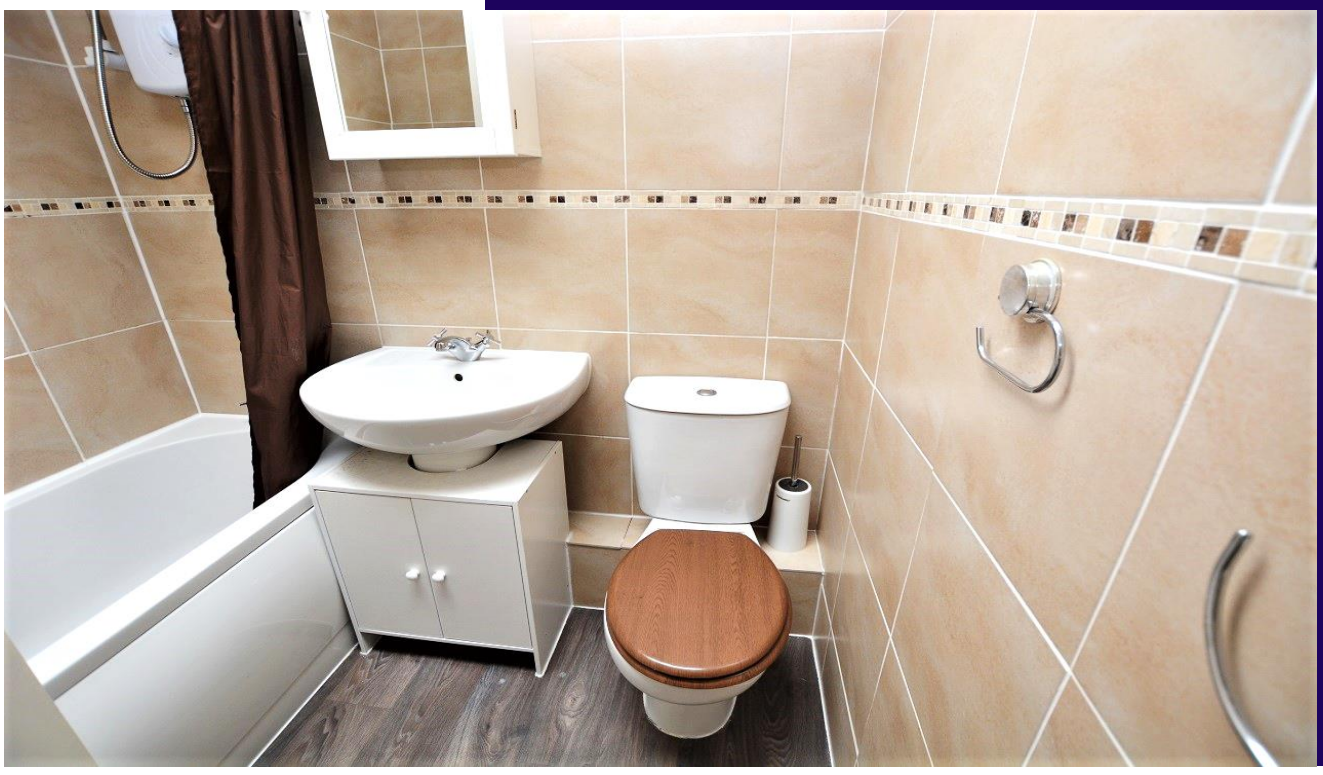


Entrance
Stairs to second floor. Storage cupboard.

Lounge/Diner 19' 3" x 17' 0" (5.86m x 5.18m) max.
Bright room with window to front, door to:

Kitchen 9' 9" x 7' 6" (2.97m x 2.28m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, fridge/freezer, dishwasher and washing machine, built-in electric fan assisted oven, built-in four ring electric hob with pull out extractor hood over, window to front and ceramic tiled flooring.

Lobby



Bedroom One  15' 0" x 9' 3" (4.57m x 2.82m)
Window to rear and fitted wardrobe.

Bedroom Two  11' 9" x 10' 2" (3.58m x 3.10m)
Window to rear and fitted wardrobe.

Bathroom
Fitted with three piece suite comprising panelled with electric shower over, mixer tap and shower curtain, vanity wash hand basin with cupboards under, and low-level WC, electric fan heater, fully tiled walls, wall mounted medicine cabinet, skylight, ceramic tiled flooring.

Garage
Situated in nearby block to rear.

Lease
Plus Share of Freehold.

Service Charge.
£1,000 P.A. confirmed by client February 2026

Council Tax Band C



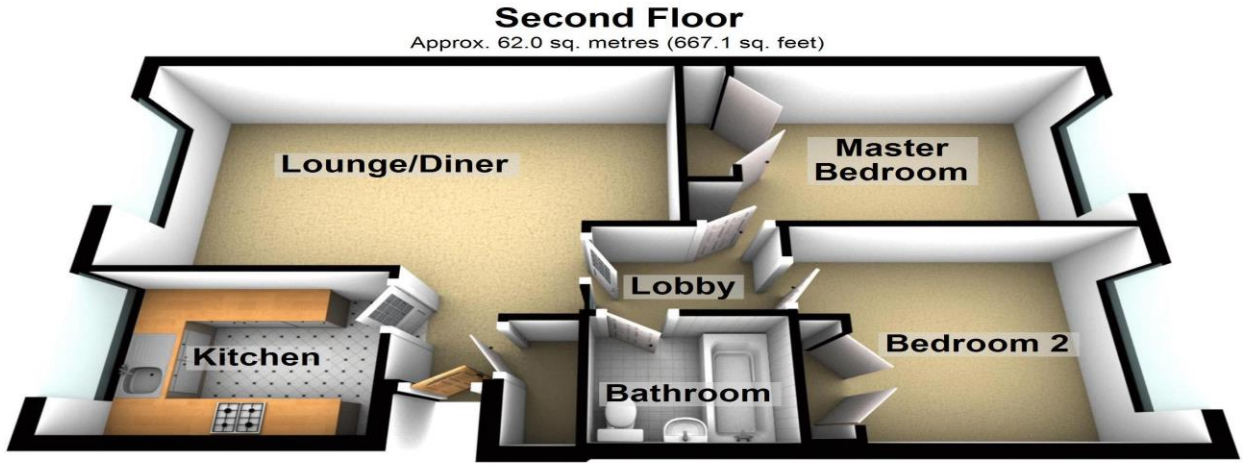




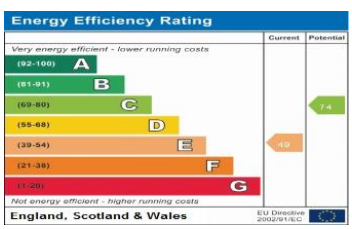


## KEY FEATURES:

Two Bedrooms ● Fitted Kitchen ● Spacious Lounge/diner ● Bathroom/wc ● Garage in nearby block ● Share of Freehold
● No Upper Chain ●




Total area: approx. 62.0 sq. metres (667.1 sq. feet)




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.**