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ROBERTSON
PHILLIPS

Estate Agents



Westfield Park, Hatch End

Guide Price £630,000



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A superb TWO DOUBLE BEDROOM, TWO BATHROOM Ground Floor apartment decorated in contemporary style throughout and built by W.E.Black Ltd. Situated within walking distance of Hatch End Broadway which offers a selection of local shops, fine dining restaurants and station. This well appointed property offers a welcoming reception hall, spacious lounge/dining room, fitted kitchen/breakfast room with integral appliances and granite worktops, master bedroom with en suite shower room, bedroom two and guest bathroom. Features include video entry system, allocated gated parking and attractive grounds.

THERE IS NO UPPER CHAIN.



Entrance Hall

Bright spacious entrance hall with storage cupboard and video entry phone system.

Doors leading to:

Lounge 20' 4" x 15' 1" (6.19m x 4.59m)

Superb, bright lounge, coved ceiling with inset lighting and bay window to front.

Kitchen 3.12m (10'3") x 3.07m (10'1")

Also fitted kitchen with a matching range of base and eye level units, granite worktops and inset twin bowl sink with Blanco swan neck mixer tap. Integrated Smeg appliances include fridge, freezer, dishwasher, washer/dryer, electric oven, four ring gas hob with extractor canopy and microwave.

Cupboard housing Ideal combination boiler, down lighters, tiled floor and double glazed window to side.



Master Bedroom 17' 8" x 12' 6" (5.38m x 3.81m)

Fitted wardrobes, coved ceiling and window to rear. Door to:

En-suite Bathroom

Walk in shower enclosure, low level WC, ceramic wash hand basin with storage under, heated towel rail, extractor fan, shaver point and fully tiled walls and floor.

Bedroom Two 15' 8" x 9' 7" (4.77m x 2.92m)

Spacious room flooded with natural light with coved ceiling and window to front.

Bathroom

Bath, low level WC, ceramic wash hand basin with storage under, heated towel rail, extractor fan, shaver point and fully tiled walls and floor.

Parking

One space in gated car park.

Lease

125 Years from 2010. To be confirmed by vendor

Service Charge

£2,200 per annum

Ground Rent

£395 Per annum - march to march

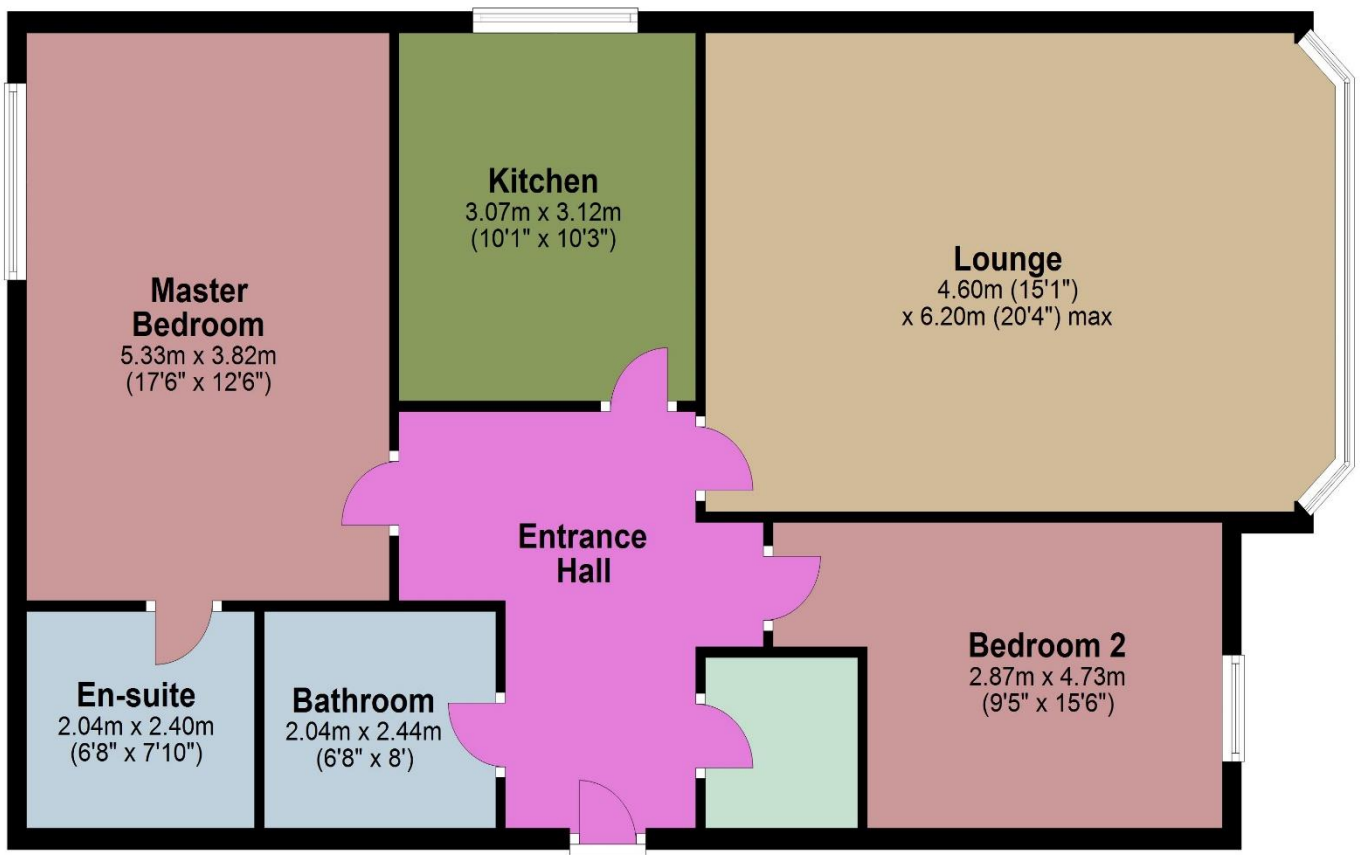


KEY FEATURES:

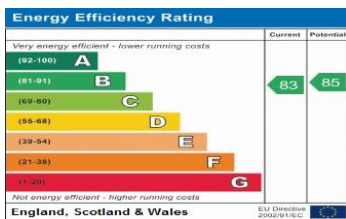
- Two Double Bedrooms ● En Suite Shower Room ● Double Glazing ● Video Entry System
- Spacious Lounge ● Parking Space
- Underfloor Heating ● Close To Amenities

Ground Floor

Approx. 97.6 sq. metres (1050.1 sq. feet)



Total area: approx. 97.6 sq. metres (1050.1 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.