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**ROBERTSON
PHILLIPS**
Estate Agents



Westfield Park, Hatch End

£419,950



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MARDON

Two Double Bedroom Ground Floor Flat situated in a well-kept development located within easy reach of local shops, fine dining restaurants and transport, including Hatch End Overground station.

Ideal for a professional couple or perhaps buyers trading down from a house, the property features entrance hall, spacious lounge/dining room, fitted kitchen, two double bedrooms (one with door to gardens) and bathroom/wc. Features include double glazing, gas central heating, garage to the rear and Share of Freehold.

NO UPPER CHAIN.



Outer door with security entry phone. Hall with storage cupboard, door to:
Lounge/Diner 20' 8" x 14' 3" (6.29m x 4.34m)

Lovely very spacious room with twin double glazed leaded light windows and serving hatch from kitchen.

Kitchen 10' 9" x 7' 6" (3.27m x 2.28m)
Fitted with a matching range of base and eye level units, inset sink unit with mixer tap, dishwasher, washing machine, electric oven, four ring gas hob and extractor hood. Double glazed window and storage cupboard housing combination central heating boiler.



Bedroom One 13' 3" x 12' 8" (4.04m x 3.86m)

Double glazed leaded light window to rear and range of fitted wardrobes.

Bedroom Two 12' 8" x 7' 6" (3.86m x 2.28m)

Double glazed leaded light window and door to garden.

Bathroom

Panelled bath with hand shower attachment, mixer tap and shower curtain, pedestal wash hand basin and low-level WC. Obscure double glazed leaded light window to rear.

Garage

Situated in nearby block. Some off street parking.

Gardens

Well maintained gardens with lawn and mature shrubs.

Service Charge

£1,710 for 2024 including building insurance.

Council Tax

Band D

Lease

999 years from 1967, plus Share of Freehold (942 years left)

Ground Rent

£21 per annum.

EPC Rating C

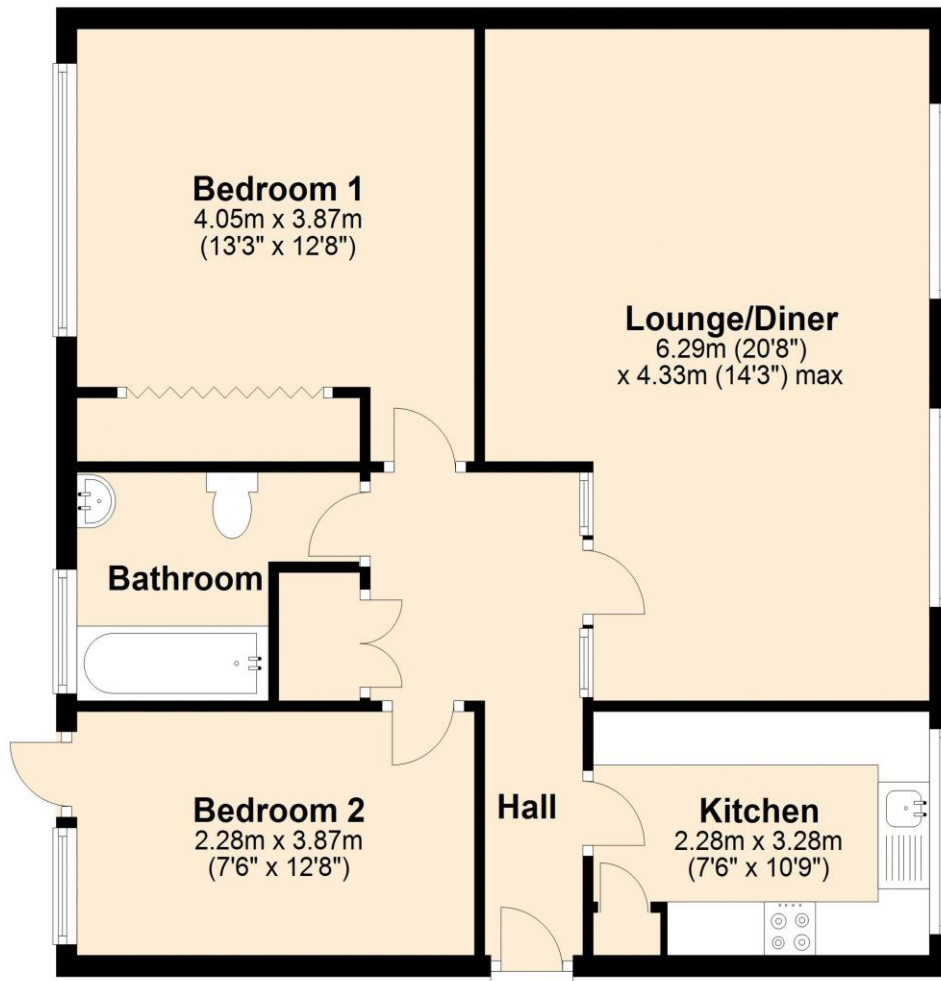


KEY FEATURES:

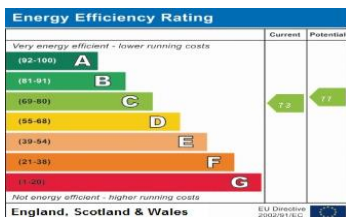
- Two Double Bedrooms
- Spacious Lounge/diner
- Fitted Kitchen
- Bathroom/wc
- Direct access to gardens
- Garage in block
- Share of Freehold
- No Upper Chain

Ground Floor

Approx. 72.0 sq. metres (774.9 sq. feet)



Total area: approx. 72.0 sq. metres (774.9 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.