

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Westfield Park, Hatch End

£1,195 P.C.M

Key Features include:

- Large Studio
- Second Floor
- Modern Throughout
- Double Glazing
- Electric Heating
- Allocated Parking Space
- Unfurnished

Property Overview:

Positioned in the heart of Hatch End, this stylish, larger than average second floor **STUDIO** apartment is moments from sought after shops, restaurants and overground station allowing direct access into London. **UNFURNISHED**

Accommodation:

Entrance Hall

Carpet, two double storage cupboards, door to:-

Lounge Area 13' 2" x 12' 4" (4.01m x 3.76m)

Carpet, fitted single wardrobe and leading to:-

Bedroom Area 8' 5" x 7' 2" (2.56m x 2.18m)

Carpet

Kitchen/Breakfast Room 12' 4" x 7' 0" (3.76m x 2.13m)

Fitted kitchen incorporating base and eye level units, electric hob, extractor hood, electric oven, sink/drain, fridge/freezer, washing machine and cupboard housing megaflo hot water cylinder.

Bathroom

Bathroom suite including bath with shower attachment, screen, extractor fan, wash hand basin with vanity cupboard beneath and low level flush WC.

Outside

Communal Gardens and allocated parking space for one car. Deposit Required is £1,211.00.

Council Tax Band: C EPC Rating: D



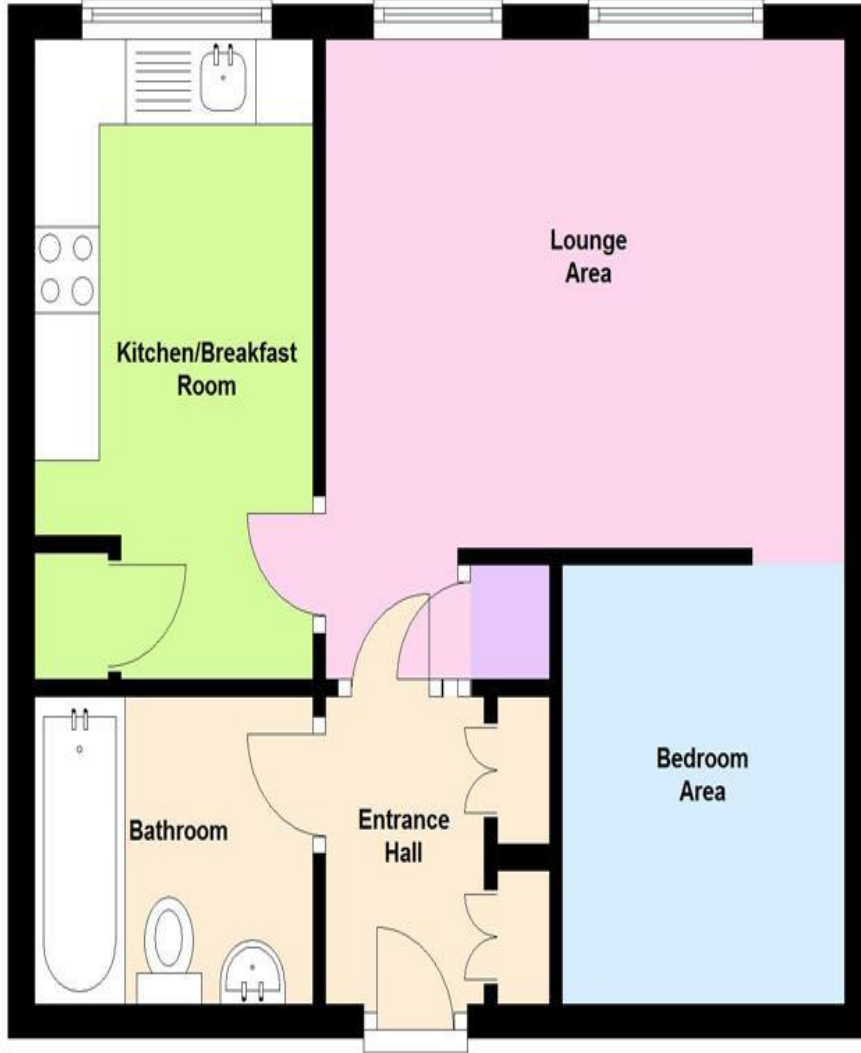


To arrange a viewing call:
020 8421 4847

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Second Floor

Approx. 35.3 sq. metres (379.4 sq. feet)



Total area: approx. 35.3 sq. metres (379.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			80
		65	
			EU Directive 2002/91/EC

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.