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ROBERTSON
PHILLIPS

Estate Agents



Westfield Park, Hatch End

£385,000



www.robertsonphillips.co.uk



A lovely Two Bedroom Duplex Maisonette situated in an ideal position for local shops, fine dining restaurants, schooling, and station.

To the first floor there is a lounge with balcony, recently fitted modern kitchen, bathroom with separate shower enclosure, bath, sink, low-level w/c and two storage cupboards. To the second floor there is a separate w/c and two double bedrooms one with a sink and potential to add a shower creating an en-suite.

Benefits include an extended lease, double glazing, allocated parking space and access to a visitor's car park.



Ground Floor

Entrance Vestibule

Ideal area for shoes at the bottom of the stairs, double glazed window to side, stairs to first floor.

Landing

Stairs to second -
S/C

Bathroom

Separate shower enclosure, deep panelled bath, pedestal wash hand basin, low level w/c and heated towel rail.

Kitchen 9' 2" x 8' 5" (2.79m x 2.56m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, space for fridge/freezer and automatic washing machine, electric, eye level fan assisted oven, four ring electric induction hob with extractor hood over, window to front and vinyl flooring.



Lounge/Diner 14' 7" x 14' 6" (4.44m x 4.42m)
Good sized lounge/diner with Parquet solid wood flooring, Window and door to balcony.

Balcony 5' 5" x 3' 3" (1.65m x 0.99m)
Its nice to have some outdoor space in a first floor maisonette, this little area is ideal to start your day off with a have a cup of coffee in the morning.

First Floor
S/C

W/C Low level w/c and wash hand basin.

Bedroom 1 14' 6" x 12' 2" (4.42m x 3.71m)
Spacious main bedroom with ample storage and

small sink unit. There is also potential to create an en-suite shower room.

Bedroom 2 9' 7" x 8' 5" (2.92m x 2.56m)
A smaller double bedroom with window to the front and a fitted wardrobe. Ideal as a guest bedroom or for young children.

Council Tax Band: D

EPC Rating: C

Tenure: Leasehold -expire 2196 - 172 Years remaining.

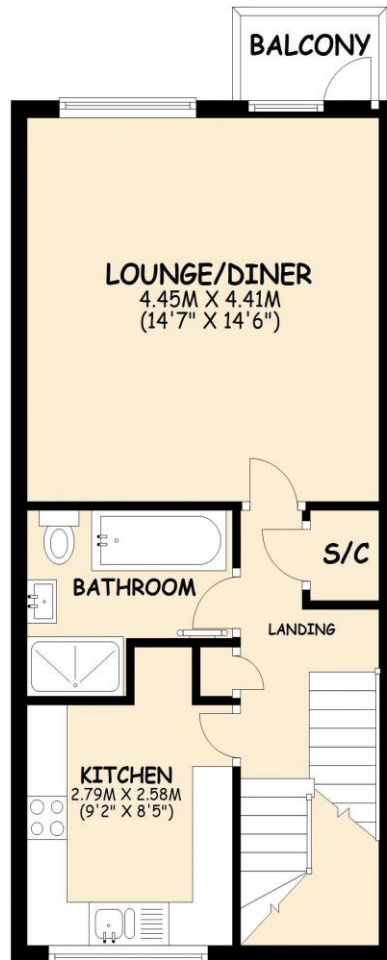
Service Charge - currently £265 a quarter.



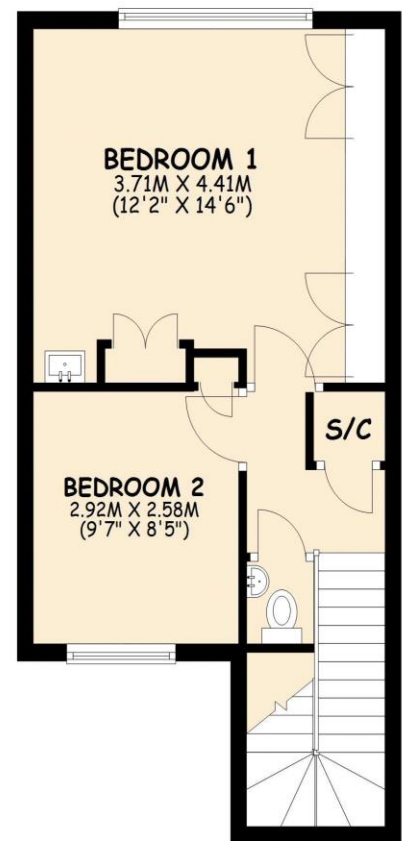
KEY FEATURES:

- Two Double Bedrooms ● Modern Fitted Kitchen ● Extra W/C ● Long Lease ● Allocated Parking ● Great Location ● Lounge with Balcony

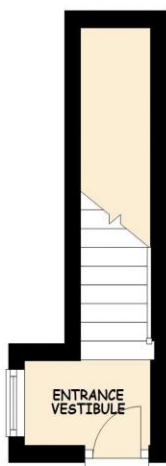
FIRST FLOOR



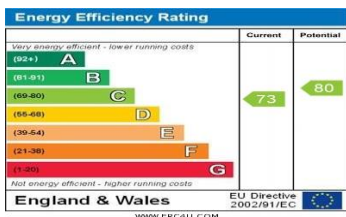
SECOND FLOOR



GROUND FLOOR



TOTAL AREA: APPROX. 82.6 SQ. METRES (889.3 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.