

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8428 7161

Email: pinner@robertsonphillips.co.uk

Harrow: 020 8863 1122
Lettings: 020 8421 4847



ROBERTSON
PHILLIPS

Estate Agents



Westfield Park, Hatch End

Guide Price £275,000



www.robertsonphillips.co.uk



NO UPPER CHAIN.....A
bright One Bedroom Ground Floor Maisonette situated on the popular Westfield Park Estate. Local shops, restaurants, schools and transport including station are all within walking distance.

Comprising Lounge/diner, fitted kitchen, double bedroom and bathroom/wc.

Benefits include an extended lease and front garden.



Ground Floor
Porch
Ideal for coats and shoes.

Lounge/Diner 14' 9" x 14' 9" (4.49m x 4.49m)
Window to front, original parquet wood block flooring, open plan to kitchen.

Kitchen 8' 9" x 5' 11" (2.66m x 1.80m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, space for washing machine and serving hatch to lounge.

Cupboard
Cupboard under stairs housing the water tank and immersion heater.



Bathroom

Three-piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC.

Council Tax Band: C

EPC Rating: C

Tenure: Leasehold

Bedroom 11' 10" x 11' 0" (3.60m x 3.35m)

Window to rear, built-in wardrobe(s),

lease

170 Years remaining.

Service Charge

£1239.88 Per Annum



KEY FEATURES:

- One Bedroom
- Fitted Kitchen
- Lounge/Diner
- Bathroom
- Front Garden
- Long Lease
- Close to Shops and Station

Ground Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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 & Wales		73	80
EU Directive 2002/91/EC			
www.epca.gov.uk			



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.