

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**

Est. 1991



**Westfield Park, Hatch End**

**£1,300 P.C.M**

**Key Features include:**

- One Double Bedroom
- Ground Floor
- Recently Refurbished
- Double Glazing
- Electric Heating
- Communal Gardens
- Permit Parking
- Unfurnished

# Property Overview:

Perfectly located within walking distance to Hatch End's array of restaurants and overground station, this ultra contemporary ONE DOUBLE bedroom ground floor maisonette boasts open plan living. UNFURNISHED

## Accommodation:

### Porch

Window to side, window to front, laminate flooring, door to:

### Lounge/Dining Room 17' 8" x 14' 7" (5.38m x 4.44m)

Newly fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, fridge/freezer, integrated washing machine, electric oven, four ring gas hob with extractor hood over, window to front, blind and laminate flooring.

### Inner Hallway

Laminate flooring, door to storage cupboard and under stairs large storage cupboard.

### Bedroom 11' 2" x 8' 9" (3.40m x 2.66m)

Window to rear, blind, laminate flooring, and fitted wardrobes.

### Bathroom

Modern fitted suite with three piece suite including deep panelled bath with shower over, glass screen, pedestal wash hand basin, low-level flush WC, wall mounted mirrored cabinets, shaver point and ceramic tiled flooring.

### Outside

Communal gardens and permit parking on street.

**Council Tax Band: C   EPC Rating: C**







To arrange a viewing call:  
**020 8421 4847**

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## Ground Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 42.5 sq. metres (457.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		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.**