

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

£240,000



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 entrance porch, Lounge/diner, fitted kitchen, double bedroom and bathroom/wc. Benefits include double glazing.

CASH BUYERS REQUIRED.



Porch

Gas meter and door to:

Lounge/Diner 4.50m (14'9") x 4.50m (14'9") max

Double glazed window to front, wood block flooring, opening to:

Kitchen 2.66m (8'9") x 1.82m (5'11")

Fitted with a matching range of base and eye level units with worktop space, stainless steel sink with single drainer. Built in oven and gas hob, fridge and warm air gas boiler.



Inner hall

Cupboard plumbed with washing machine plus small broom cupboard with fuse box.
Bedroom 3.61m (11'10") x 3.36m (11') max
Double glazed window to rear and built-in wardrobe.

Bathroom

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

Service Charge

£1,326.68 p.a. 2025 confirmed by client.

Lease

125 years from 1979

Council Tax Band C

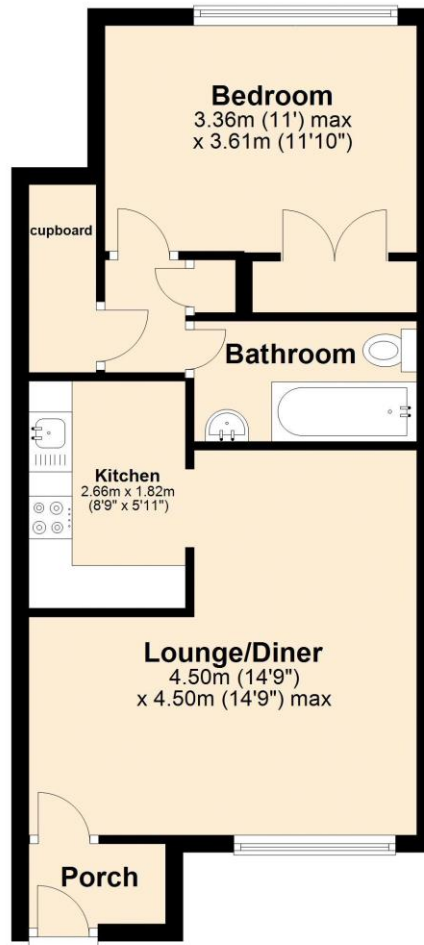


KEY FEATURES:

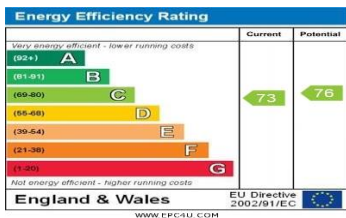
Spacious Lounge/diner ● Double Bedroom ● Fitted kitchen ● Bathroom/wc ● Double Glazing ● Near station
● No Upper Chain ●

Ground Floor

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



Total area: approx. 42.6 sq. metres (458.1 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.