

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Westfield Park, Hatch End

£1,275 P.C.M

Key Features include:

- One Bedroom
- Ground Floor
- New Gas Central Heating
- Communal Gardens
- Double Glazing
- Permit Parking
- Part Furnished

Property Overview:

This contemporary ONE DOUBLE bedroom ground floor maisonette is located in the ever popular Westfield Park which is moments from Hatch End's shops, sought after restaurants and overground station allowing swift access into Central London. PART FURNISHED

Accommodation:

Porch

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

Lounge/Dining Room 14' 9" x 14' 7" (4.49m x 4.44m)

Window to front, blind, laminate flooring, shelving unit, set of drawers and TV cabinet. Open plan to:-

Kitchen 9' 0" x 5' 9" (2.74m x 1.75m)

Fitted with a matching range of modern base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, fridge/freezer, washing machine, electric fan assisted oven, four ring gas hob with extractor hood over, laminate flooring and door to:-

Inner Hallway

Door to two storage cupboards.

Bathroom

Three piece suite comprising deep panelled bath with built in shower attachment and fixed rain drop shower head, folding shower screen, vanity wash hand basin with cupboards under, tiled surround shaver point, light, low-level flush WC, wall mounted mirror and heated towel rail.

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

Window to rear, blind, carpet, chest of drawers, bedside table and fitted double wardrobe.

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. 42.0 sq. metres (451.8 sq. feet)



Total area: approx. 42.0 sq. metres (451.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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.