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**ROBERTSON
PHILLIPS**
Estate Agents



Westfield Park, Hatch End

£212,500



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IDEAL INVESTMENT...NO UPPER CHAIN....

A bright and spacious First Floor Studio Flat situated in Linden Lea, an ideal position for local shops, restaurants and transport, including station.

Comprising entrance hall with storage, lounge with bedroom area, fitted kitchen and bathroom. Benefits include double glazing, security entry phone, allocated parking space and Share of Freehold.



Entrance Hall

Two storage cupboards.

Lounge Area 12' 9" x 10' 7" (3.88m x 3.22m)

Twin double glazed windows. Access to bedroom.

Kitchen/Breakfast Room 12' 0" x 6' 8" (3.65m x 2.03m)

Fitted units with oven, electric hob with extractor, Washing machine and fridge/freezer. Cupboard housing hot water cylinder. Double glazed window.

Bedroom 8' 2" x 7' 7" (2.49m x 2.31m)

Bathroom

Bath with shower, pedestal wash hand basin, low level wc and fully tiled walls.



Garden

Attractive communal gardens to rear.

Parking

Allocated parking space and permit street parking.

Council Tax Band C

EPC Rating D

Lease

171 years from 1967 plus Share of Freehold.

Service Charge

Service charge- £1,150 p.a. including building insurance..2025

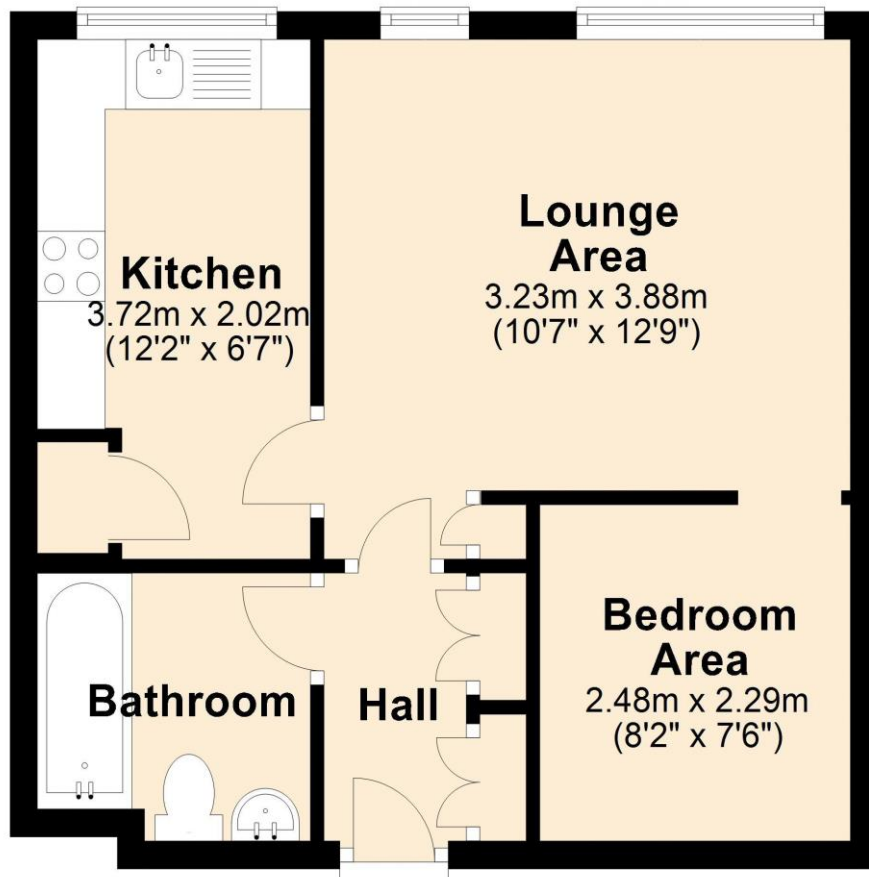


KEY FEATURES:

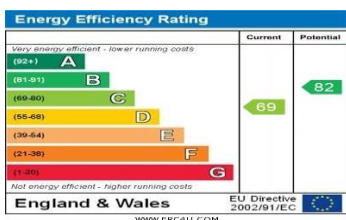
Share of Freehold ● Lounge Area ● Bedroom ● Fitted Kitchen ● Bathroom/wc
● NO UPPER CHAIN

First Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



Total area: approx. 34.2 sq. metres (368.2 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.