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**ROBERTSON
PHILLIPS**
Estate Agents



Westfield Park, Hatch End

£650,000



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A superb Two Bedroom, Two Bathroom Second Floor Apartment with lift, built by Michael Shanly Homes in 2005 situated in this prestigious development and within easy reach of local shops, fine dining restaurants and transport, including station. This very spacious, well appointed property features entrance hall, elegant lounge/dining room with doors to a covered balcony, fitted kitchen with built in appliances and Granite worktops, two double bedrooms, both with en suite shower and guest cloakroom. Features include video entry phone system, double glazing, well tended grounds and lift leading down to the underground car park with two parking spaces. The property offers Share of Freehold. NO UPPER CHAIN.



Entrance Hall

Lift to second floor. Door to hallway with storage cupboard and boiler cupboard.

Guest Cloakroom

Skylight, wall mounted vanity wash hand basin, fully tiled walls, low-level WC and heated towel rail.

Lounge/Dining Room 28' 3" x 21' 9" (8.60m x 6.62m)

Two skylights, Storage cupboard, fitted units and double glazed double doors to:

Balcony 9' 5" x 5' 9" (2.87m x 1.75m)

Bay window to side, two windows to side.

Kitchen 17' 2" x 11' 3" (5.23m x 3.43m)

Fitted with a matching range of base and eye level units with granite worktops and inset 1+1/2 bowl sink, integrated dishwasher and washer/dryer, space for fridge/freezer, Siemens electric double oven, four ring hob and extractor



hood, double glazed window.

Bedroom One 28' 3" x 12' 7" (8.60m x 3.83m)

Double glazed window to front to side, fitted wardrobes and door to:

En-suite Bathroom

Bath with shower attachment and glass screen, wall mounted vanity wash hand basin, fully tiled walls and low-level WC, heated towel rail, wall mounted mirror and cabinets, window to side.

Bedroom Two 20' 2" x 17' 8" (6.14m x 5.38m)

Double glazed window to rear, range of wardrobes and fitted matching cupboards, door to:

En-suite Shower Room

With tiled shower enclosure, wall mounted vanity wash hand basin, fully tiled walls, low-level WC and heated towel rail, wall mounted mirror and cabinets.

Gardens

Well maintained communal gardens with storage shed and access to an outdoor tap with fixed hose.

Underground Parking.

Underground parking with two allocated spaces and storage unit.

Lease

999 years from 2017

Ground rent- Peppercorn

Service Charge

To be confirmed.

Council Tax Band F

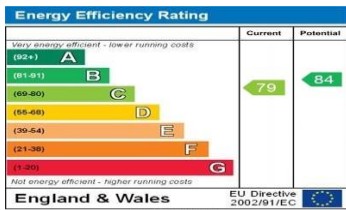
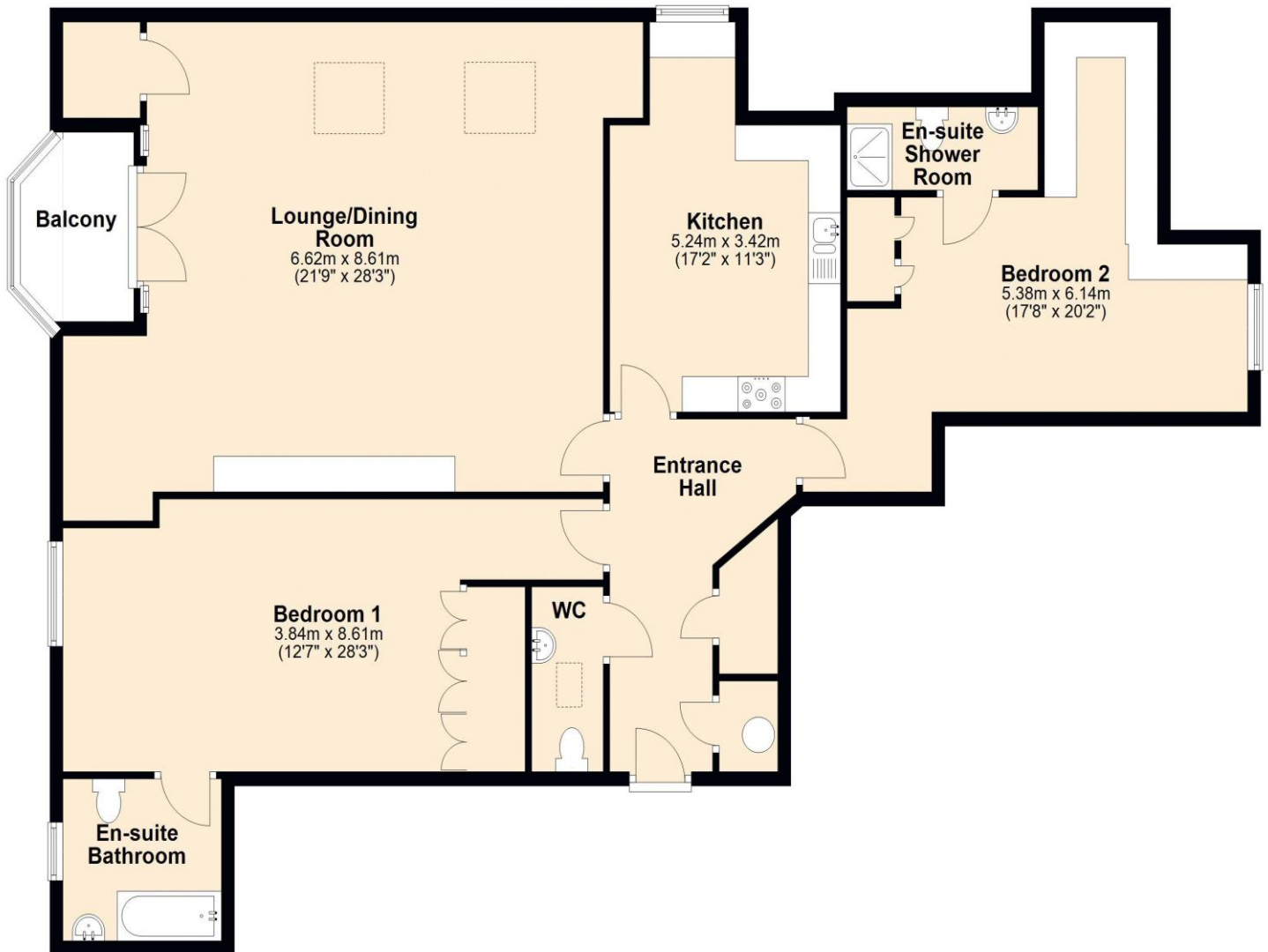


KEY FEATURES:

Two Double Bedrooms • Double Glazing • Fitted Kitchen • En-suite Shower Room •
En-suite Bathroom • Superb Lounge/Dining Room
• Underground Parking •

Second Floor

Approx. 167.2 sq. metres (1800.3 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.