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**ROBERTSON
PHILLIPS**

Est. 1991



Westfield Park, Hatch End

£1,195 P.C.M

Key Features include:

- Studio Apartment
- First Floor
- Entryphone System
- Communal Garden
- Allocated Parking
- Modern Kitchen
- Unfurnished

Accommodation:

Entrance Hall

Fitted carpet, two storage cupboards and door to: -

Lounge Area 12' 9" x 10' 7" (3.89m x 3.23m)

Bright and airy room with fitted carpet and curtains.

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

Double sized room with fitted wardrobe and chest of drawers.

Kitchen/Breakfast Room

Modern range of high and low level units with breakfast area including washing machine, fridge/freezer, electric oven, electric hob and

extractor hood. Cupboard housing hot water cylinder.

Bathroom

Recently fitted suite with floor to ceiling tiles, bath with electric power shower above, WC and wash hand basin with cabinet above.

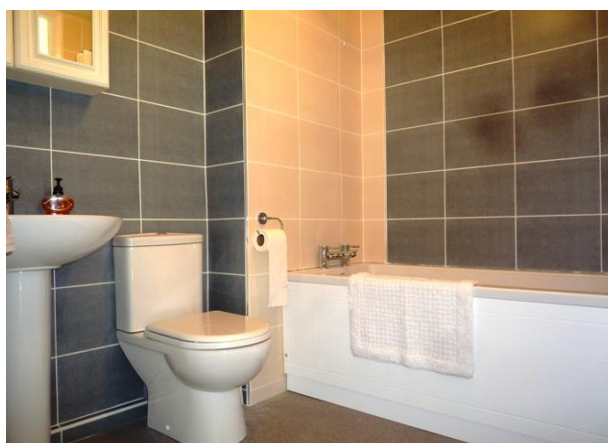
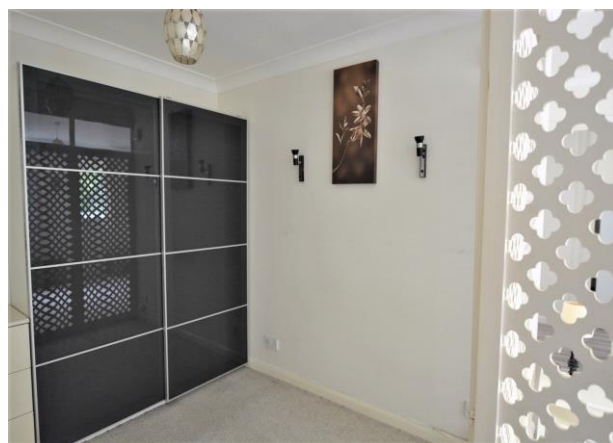
Garden

Attractive communal gardens to rear.

Parking

Allocated parking space at rear with permit parking on street.

Council Tax Band: C EPC Rating: D



Location: Linden Lea is in Westfield Park, off the Uxbridge Road.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.