

DAVID CHARLES

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WESTFIELD PARK, HATCH END, MIDDLESEX, HA5 4JF



PRICE....£425,000....SHARE OF FREEHOLD

This first floor two double bedroom apartment (809 sq.ft/75.2 sq.m) is set in this quiet turning off Hatch End Broadway, and located within minutes walk to shops, restaurants, coffee houses, supermarkets and Hatch End Overground Station. The accommodation comprises of a communal entrance accessed via an entry phone system, leading communal hallway and stairs to the first floor landing, own front door, private entrance hall with parquet wood flooring, 17ft lounge with double glazed window and parquet wooden flooring, two double bedrooms with parquet wood flooring, fitted kitchen and a bathroom with a separate WC. Outside there is a carriage drive with allocated off street parking and a garage in a nearby block. The property benefits from being sold chain free with a share of freehold, a long lease of 977 year unexpired and from low outgoings.

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COUNCIL TAX

London Borough of Harrow - Band D - £2,395.86

LEASE

977 Years Unexpired

SERVICE CHARGE

£1,441.29 (Including Building Insurance)

LOCAL SCHOOLS

Grimsdyke School - 0.27 Miles
St Teresa's Catholic Primary School & Nursery - 0.76 Miles
Hatch End High School - 0.68 Miles
Shaftesbury High School - 0.76 Miles

LOCAL TRANSPORT

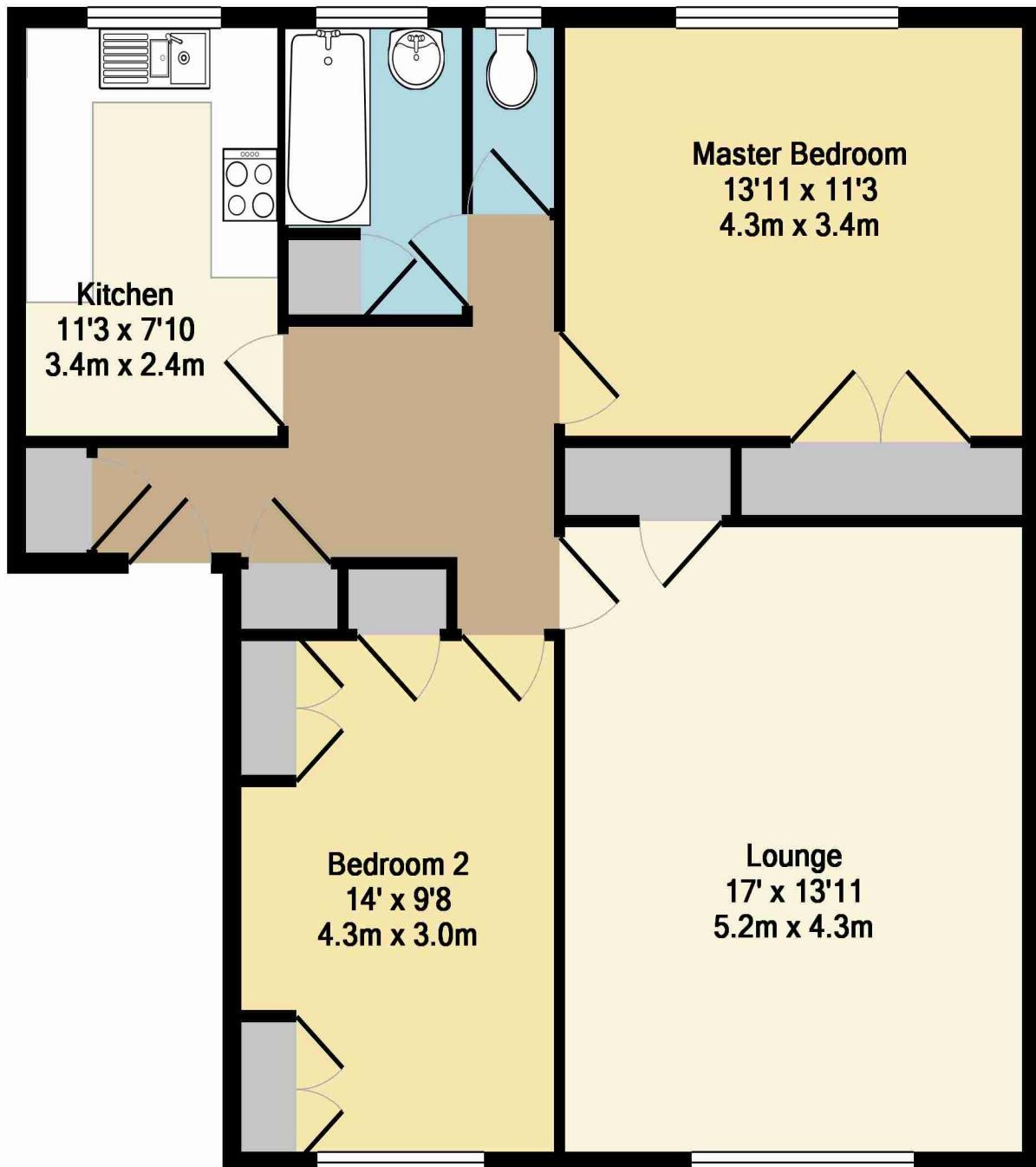
Hatch End Station (Overground) - 0.2 Miles



Map data ©2018 Google

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.