

# DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS  
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW  
TELEPHONE 020 8866 0222 • FAX 020 8868 3544  
WEBSITE [www.david-charles.co.uk](http://www.david-charles.co.uk) • E-MAIL [pinnersales@david-charles.co.uk](mailto:pinnersales@david-charles.co.uk)

## 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 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.

**020 8866 0222**









### **COUNCIL TAX**

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

### **LEASE**

977 Years Unexpired

### **SERVICE CHARGE**

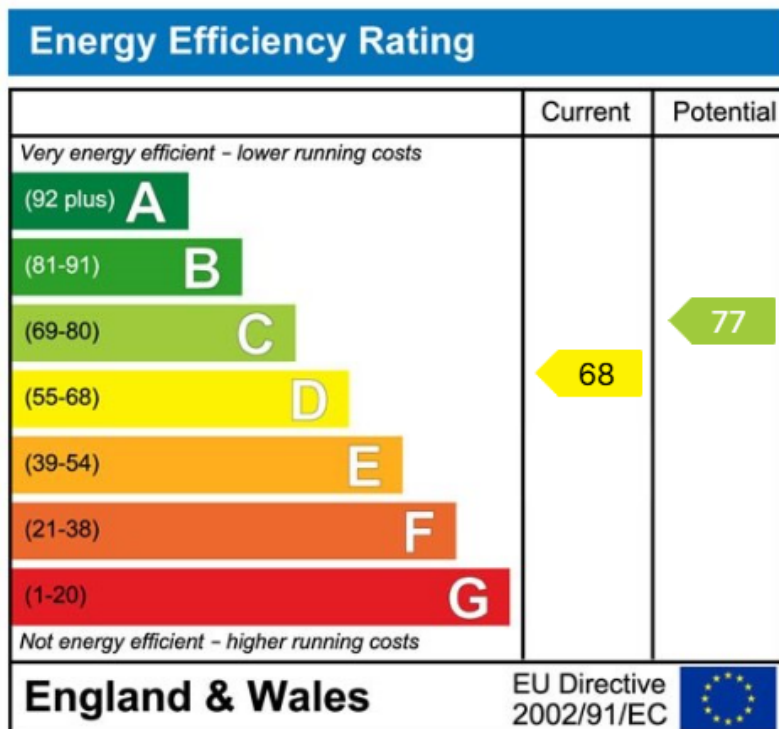
£1,441.29 (Including Building Insurance)

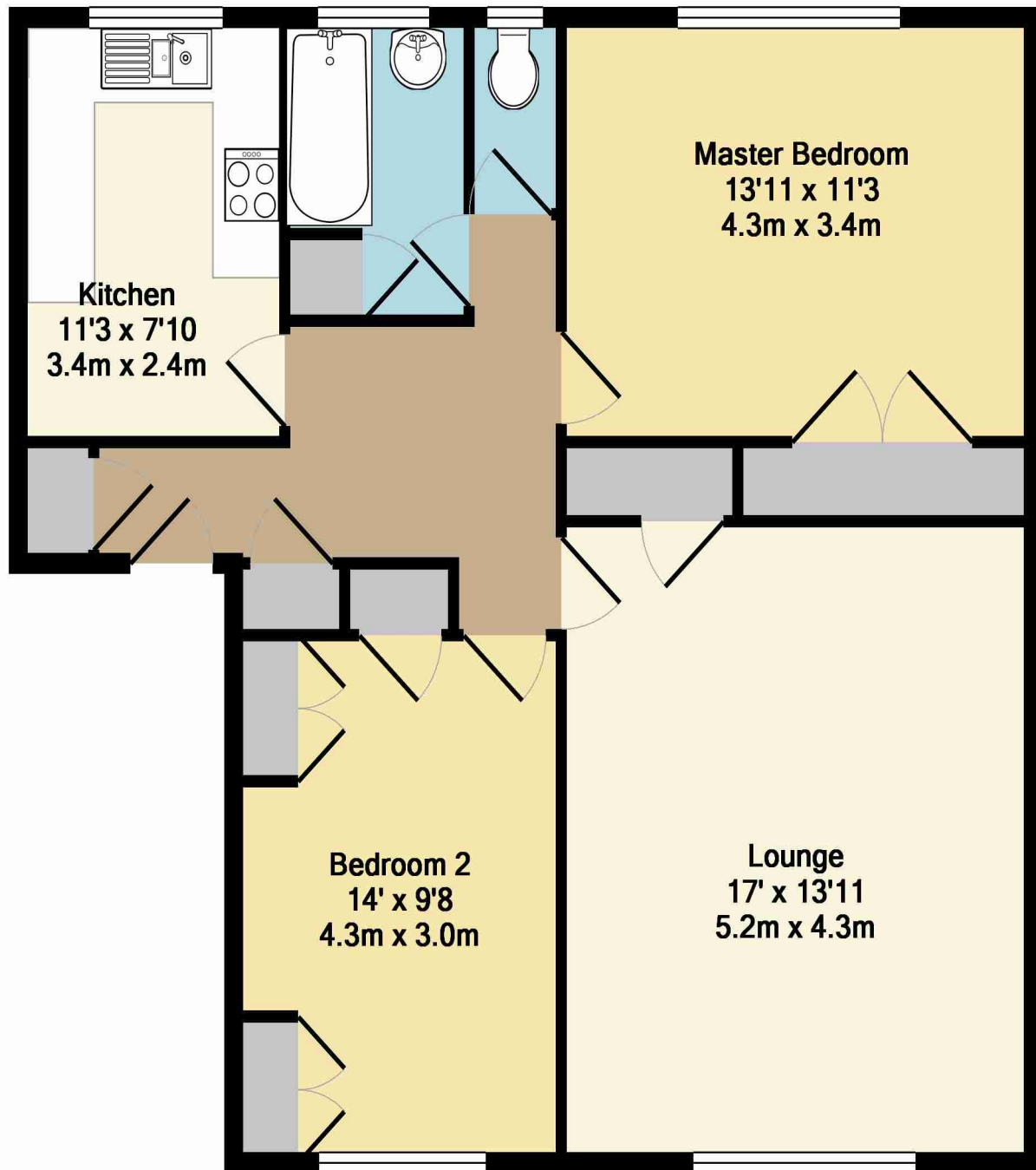
### **LOCAL SCHOOLS**

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





**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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***For appointments to view please call David Charles 020 8866 0222***

*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.*