



LAWRENCE RAND

Eaton Court Westfield Park, Pinner
£625,000

Key Features:

- Well presented two double bedroom first floor apartment
- Lift access to all floors
- Well kept communal grounds
- Private gated development with allocated parking space
- Long lease remaining (110 years)
- Master bedroom with ensuite shower room
- Modern fitted kitchen
- Close proximity to Hatch End shop, amenities & transport links

Located in a private gated development with beautifully well communal grounds, this well-presented two double bedroom first floor apartment has lift access to all floors ensuring convenience. The property boasts a spacious master bedroom with the luxury of bespoke fitted wardrobes and an ensuite shower room for your comfort and privacy. The modern fitted kitchen has a range of wall and base units, integral appliances and space for a table and chairs. With a long lease remaining (110 years), you can enjoy peace of mind knowing that this home is a solid investment for the future.

Situated in a sought-after location, this apartment provides easy access to Hatch End shops, amenities, and transport links, making it a perfect choice for those seeking convenience.

For those with a car, the allocated parking space within the development ensures that you'll always have a secure spot waiting for you when you return home.



Verified Material Information:**Tenure: Leasehold**

Length of lease: 110 year remaining

Service Charge £2200per annum

Ground Rent: £395 per annum

Local Authority: Harrow

Council tax band: F

Council tax annual charge: £3302.46

EPC Rating: B

Suppliers:

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

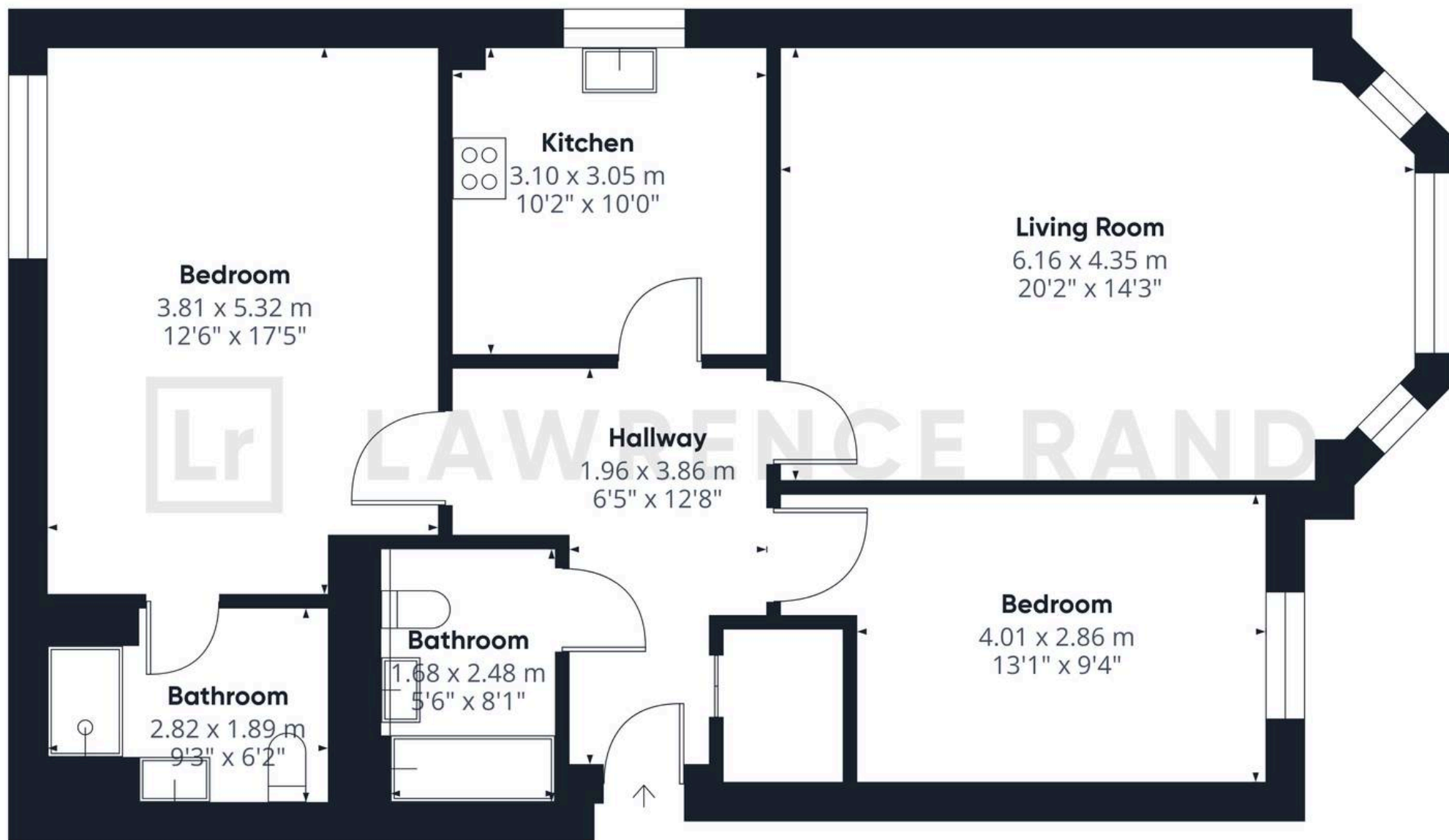
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.







Lawrence Rand

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