



## **Westfield Park, Hatch End, Pinner**

**£240,000 Leasehold**

**Located in the desirable Westfield Park Estate, this ground-floor maisonette is within walking distance of a variety of shops, restaurants, schools, and transport links, including Hatch End's Lioness Line Overground train station.**

**The property comprises an entrance porch, open-plan living / dining area, fitted kitchen, double bedroom with built-in wardrobe and bathroom.**

**Ideal as a first time purchase or rental investment, the property is to be sold with no upper chain.**

**EPC Rating: C  
Council Tax Band: C**

- Chain-Free • One Double Bedroom • Ground-Floor Maisonette • Open-Plan Living / Dining Area • Fitted Kitchen • Bathroom • Double Glazed Windows • Convenient Location



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### **FURTHER DETAILS**

The property comprises an entrance porch, open-plan living / dining area, fitted kitchen, double bedroom with built-in wardrobe and bathroom. To the outside there is a communal amenity area.

### **LOCATION**

Located in the popular Westfield Park Estate, this ground-floor maisonette is within walking distance of a variety of shops, restaurants, schools, and transport links, including Hatch End's Lioness Line Overground train station.

### **LEASE**

The lease is for a term of 125 years from 25 March 1979. The ground rent is £35 per annum. The service charge is £255.00 per quarter. The insurance is £76.67 per quarter.

### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk)

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.







Approximate total area<sup>m</sup>  
439.93 ft<sup>2</sup>  
40.87 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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