

ROBERTSON PHILLIPS
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ROBERTSON
PHILLIPS

Estate Agents



Westfield Park, Hatch End

Guide Price £299,950



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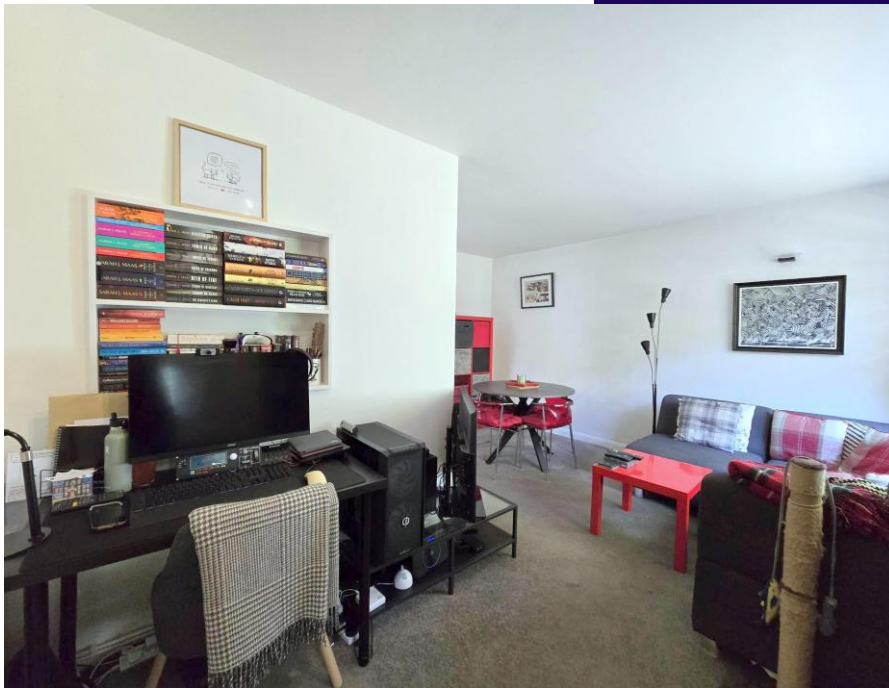


Located close to Hatch End Broadway & Station. A lovely one Bedroom End of Terrace Ground Floor Maisonette situated in Claire Court on the popular Westfield Park development in the heart of Hatch End with local shops, fine dining restaurants and station all close to hand.

Comprising entrance lobby, L shaped lounge/dining room, fitted kitchen, bedroom and shower room/wc.

The property benefits from gas central heating and recently having a new boiler installed, double glazing and extended lease and window to kitchen and bathroom.

A perfect opportunity for first time buyers and investors to purchase a property in a great location.



Ground Floor

Entrance Porch

Glazed front door, Cupboard housing gas meter, and small window to side. Door to:

Lounge 15' 6" x 14' 9" (4.72m x 4.49m)

L Shaped room with large window to front, uplighters and radiator

Kitchen 9' x 6' (2.74m x 1.83m)

Fitted with a matching range of base and eye level units, stainless steel sink unit with single drainer and mixer tap, electric cooker and plumbing for washing machine. Part tiled walls, radiator and window to side, opening to:

Lobby

Storage cupboard and airing cupboard with wall mounted combination boiler and space for fridge/freezer.



Bedroom 11' 2" x 9' (3.4m x 2.74m)

Window to rear, double built in wardrobe and radiator.

Shower Room

Walk in shower cubicle, low level WC and vanity unit with mixer tap. Heated towel rail, obscure glazed window to side and part tiled walls.

Lease

Lease was extended to 24th March 2194

Service Charge

Quarterly service charge (including the block insurance) is £356.10

Council Tax Band: C

EPC Rating: C

Tenure: Leasehold



KEY FEATURES:

- One Double Bedroom ● Lounge/Dining Room ● Fitted Kitchen ● Shower Room/ WC
- Double Glazed ● Gas Central Heating
- Walk to Station ● No Upper Chain

Ground Floor

Approx. 43.3 sq. metres (465.5 sq. feet)



Total area: approx. 43.3 sq. metres (465.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	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.