

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8428 7161

Email: pinner@robertsonphillips.co.uk

Harrow: 020 8863 1122
Lettings: 020 8421 4847


**ROBERTSON
PHILLIPS**
Estate Agents



Westfield Park, Hatch End

Auction Guide Price
£295,000



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Claire Court

A bright Two Bedroom duplex Maisonette situated on the popular Westfield Park Development in the heart of Hatch End. Local shops, restaurants, schools and station are all within walking distance.

Comprising lounge with balcony, fitted kitchen, two bedrooms, bathroom/w.c. and double glazing. Gas central heating to radiators with combination boiler.

Long Lease.

NO UPPER CHAIN.



Entrance Hall

Front door and stairs to first floor.

1st Landing

Two storage cupboards.

Lounge/Diner 15' 3" x 14' 9" (4.64m x 4.49m)

Double glazed windows and door to balcony.

Kitchen 8' 10" x 8' 3" (2.69m x 2.51m)

Fitted units with inset sink, washing machine, dishwasher, fridge/freezer, electric cooker with extractor hood. Double glazed window to front.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower, vanity wash hand basin with cupboards under, tiled surround and mirror, low-level WC, and storage cupboard.



2nd Landing

Airing cupboard with Combination central heating boiler.

Master Bedroom 14' 9" x 13' 3" (4.49m x 4.04m)

Double glazed window to rear, fitted wardrobe and vanity wash hand basin.

Bedroom Two 9' 1" x 9' 0" (2.77m x 2.74m)

Double glazed window to front, built in cupboard.

Lease

Approximately 168 years remaining.

Service Charge

To be confirmed.

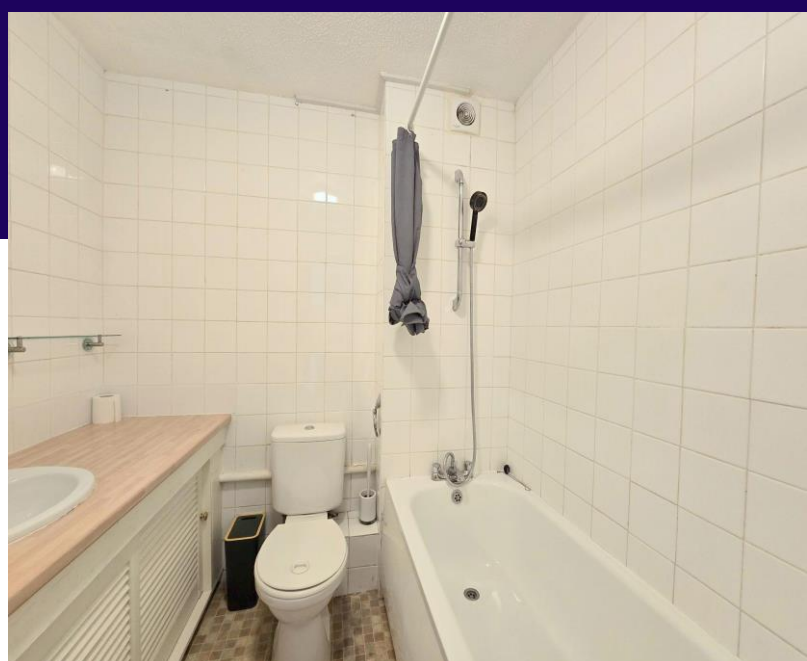
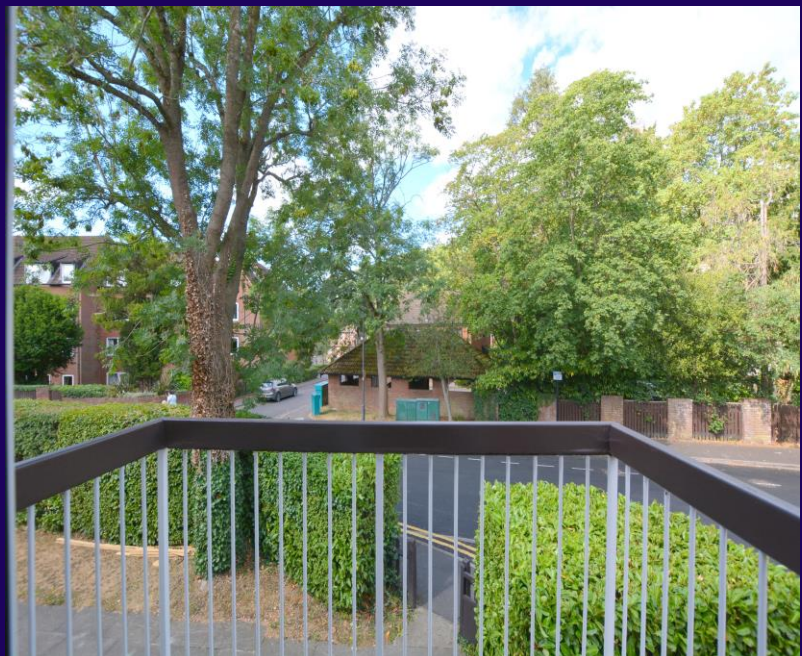
Ground Rent

To be confirmed.

Council Tax Band D

EPC Rating: E

Tenure: Leasehold

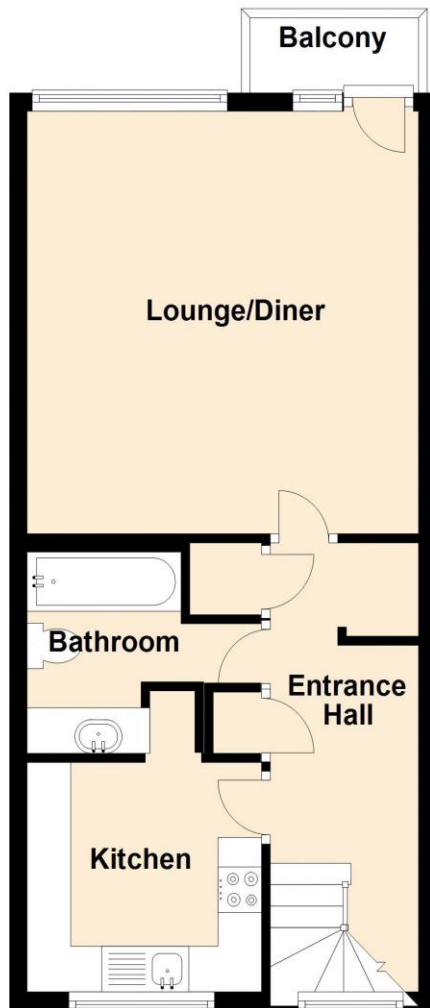


KEY FEATURES:

Two Bedrooms • Lounge with Balcony • Fitted Kitchen • Bathroom with wc • Double Glazing • Walk to station & shops
• NO UPPER CHAIN • New Combination boiler

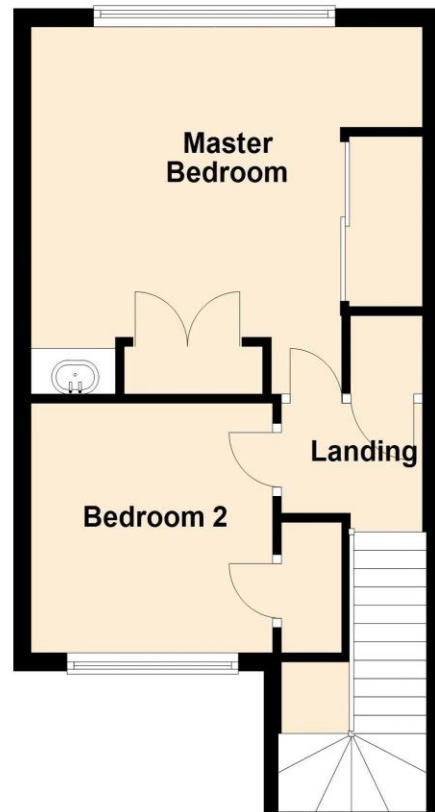
First Floor

Approx. 43.1 sq. metres (463.6 sq. feet)

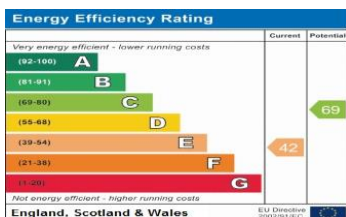


Second Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



Total area: approx. 76.5 sq. metres (823.7 sq. feet)



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.