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ROBERTSON PHILLIPS
Est. 1991



Westfield Park, Hatch End

£1,550 P.C.M

Key Features include:

- Two Double Bedrooms
- First Floor Split Level
- Gas Warm Air Heating
- Double Glazing
- Communal Gardens
- Permit Parking
- Part Furnished

Property Overview:

Ideally situated in the heart of Hatch End in a popular development, this TWO DOUBLE bedroom first floor split level duplex boasts neutral interiors and spacious rooms throughout. PART FURNISHED

Accommodation:

Entrance Hall
Window to front, fitted carpet, stairs, door to:-

Lounge/Diner 15' 3" x 14' 9" (4.64m x 4.49m)
Two windows to rear, curtains, fold down wooden table, TV wooden cabinet, sie table and fitted carpet.

Balcony 6' 4" x 3' 0" (1.93m x 0.91m)

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

Kitchen 8' 10" x 8' 3" (2.69m x 2.51m)
Low and wall level units. Appliances include washing machine, dishwasher, space for fridge/freezer, electric cooker with extractor hood over, window to front and vinyl flooring.

Landing
Door to:

Master Bedroom 14' 9" x 13' 3" (4.49m x 4.04m)
Window to rear, range of fitted mirrored wardrobes, curtains, sink, double bed with mattress and fitted carpet.

Bedroom 2 9' 1" x 9' 0" (2.77m x 2.74m)
Window to front, carpet, blinds and small storage cupboard.

Outside
Attractive communal garden and permit parking available subject to obtaining a permit.

Council Tax Band: D **EPC Rating: E**















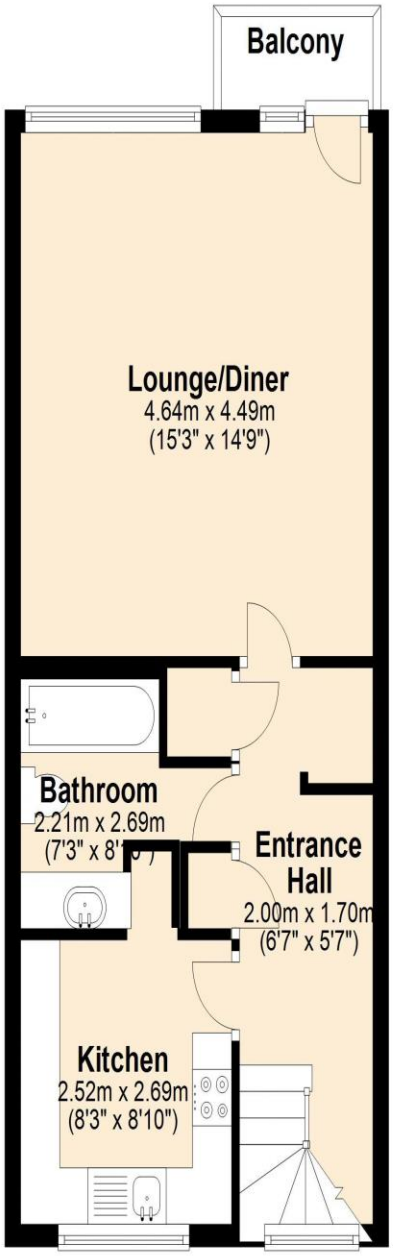


To arrange a viewing call:
020 8421 4847

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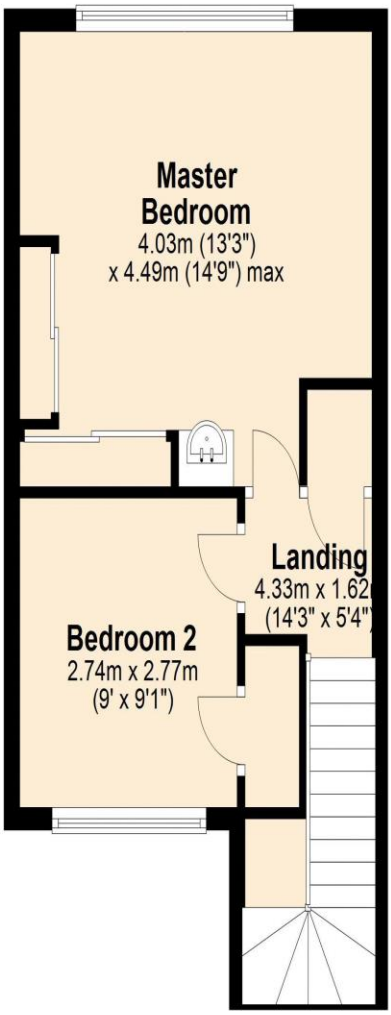
First Floor

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

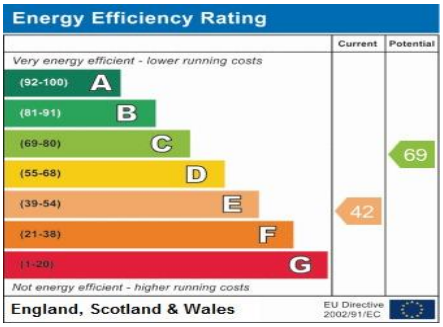


Second Floor

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



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



The Property Ombudsman

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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.