

260 Field End Road

Eastcote • Middlesex • HA4 9BF

Guide Price: £275,000



coopers
est 1986

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An immaculate and stylishly presented first floor one bedroom apartment set within this luxury development. The home is in a highly convenient location in the heart of Eastcote, near to Eastcote Underground Station (Met/Piccadilly Lines) and the extensive shopping facilities at Eastcote High Street. The accommodation includes a fitted kitchen, open plan lounge/diner, one double bedroom and a white bathroom suite.

First floor apartment

Long lease

Allocated parking

Large double bedroom

Integrated appliances

Immaculately presented

Close to shops and amenities

Walk-able to local transport

Great opportunity for investors

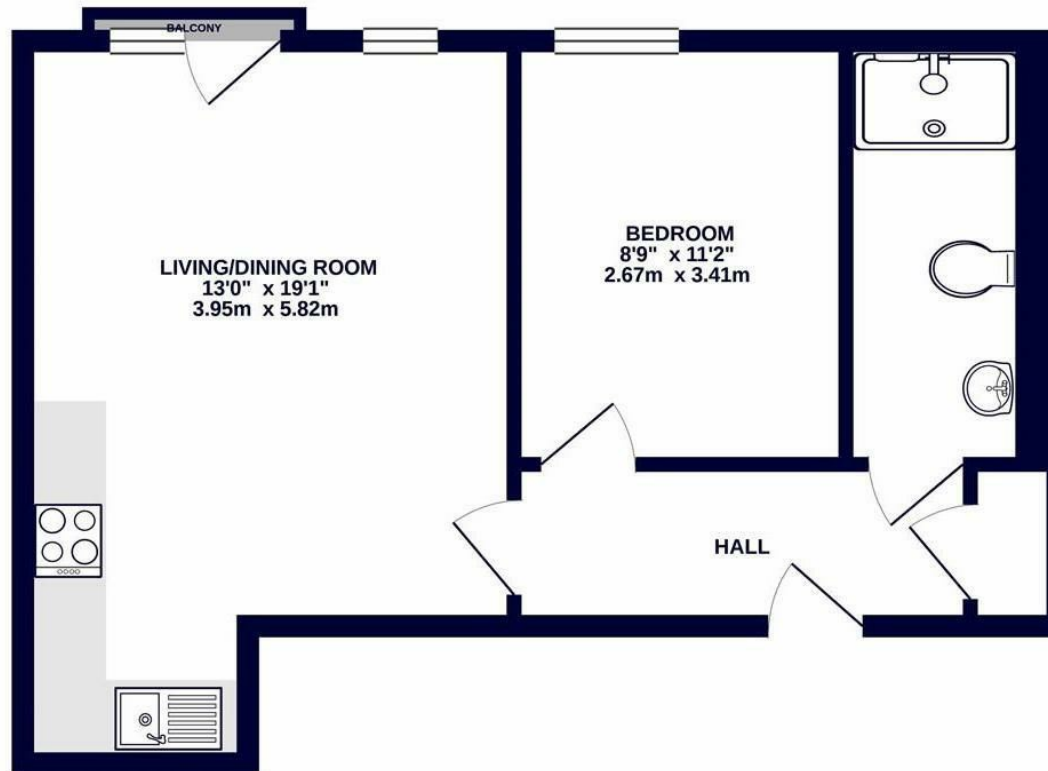
Viewing recommended

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A (92 kWh/m²/yr)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-19)		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.