

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8421 4847

E-mail : lettings@robertsonphillips.co.uk

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



**ROBERTSON
PHILLIPS**

Est. 1991



Westfield Park, Hatch End

£1,750 P.C.M

Key Features include:

- Two Double Bedrooms
- Duplex Apartment
- Gas Warm Air Heating
- Double Glazing
- Communal Gardens
- Allocated Parking Space For One Car
- Part Furnished

Property Overview:

Ideally positioned in Westfield Park off Hatch End high street, this TWO DOUBLE bedroom duplex apartment benefits from modern interiors being within walking distance to sought after shops, restaurants and Grimsdyke Primary School. PART FURNISHED

Accommodation:

Entrance Hall 4.10m (13'5") x 1.62m (5'4")

Window to side, stairs and new carpet.

Landing 2.00m (6'7") x 1.75m (5'9")

Two storage cupboards, vinyl flooring and new carpet.

Lounge/Dining Room 14' 9" x 14' 9" (4.49m x 4.49m)

Vinyl floor, dining table with 4 chairs, window to rear, curtains, nets and door to: -

Balcony 1.50m (4'11") x 1.24m (4'1")

Kitchen/Breakfast Room 8' 9" x 8' 6" (2.66m x 2.59m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, fridge/freezer, slimline dishwasher, space for washing machine, electric fan assisted cooker with grill, pull out extractor hood above, window to front, vinyl flooring and door to storage cupboard.

Bathroom 2.60m (8'6") x 2.03m (6'8")

Fitted with three piece suite with comprising, deep panelled bath with shower over, shower curtain, vanity wash hand basin with cupboards under, mixer tap, tiled surround, mirror, shaver point/light, low-level flush WC and vinyl flooring.

Landing 1.62m (5'4") x 1.34m (4'5") plus 1.21m (3'11") x 1.21m (3'11")

Carpet and storage cupboard with hot water tank.

Principal Bedroom 14' 7" x 13' 3" (4.44m x 4.04m)

Window to rear, curtains, vinyl flooring, range of wardrobes, desk area, double bed with mattress, sink, mirror and shaver point.

Bedroom 2 9' 2" x 9' 0" (2.79m x 2.74m)

Window to front, curtains, vinyl flooring and door to fitted wardrobe.

Outside

Attractive communal gardens, allocated parking space for one car in nearby car park and permit parking on street.

Council Tax Band: D EPC Rating: D



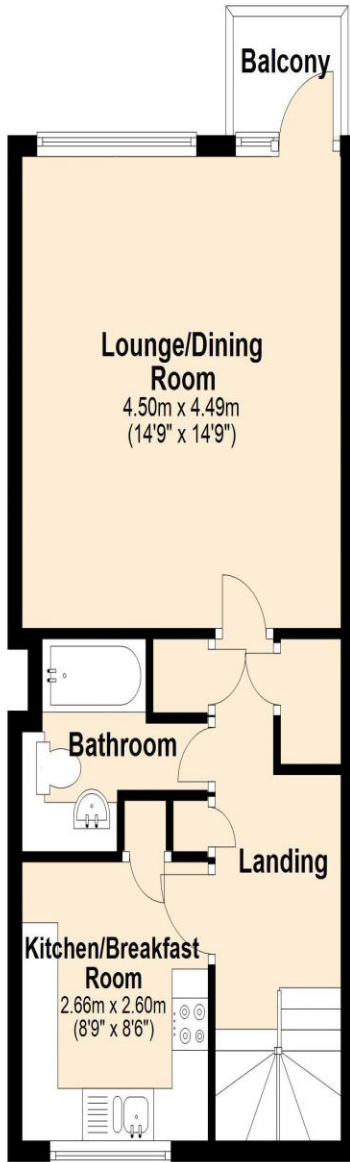


To arrange a viewing call:
020 8421 4847

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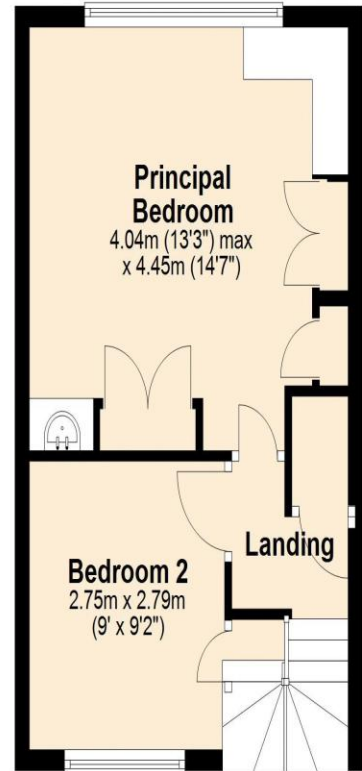
First Floor

Approx. 41.5 sq. metres (446.9 sq. feet)
(excluding Balcony)



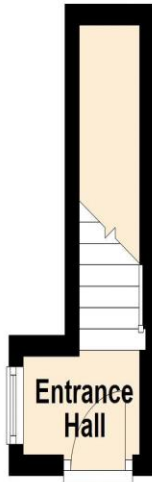
Second Floor

Approx. 29.8 sq. metres (320.9 sq. feet)



Ground Floor

Approx. 4.2 sq. metres (45.1 sq. feet)



Total area: approx. 75.5 sq. metres (812.9 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		60	77
EU Directive 2002/91/EC			
www.epc4u.com			

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.