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**ROBERTSON  
PHILLIPS**  
Estate Agents



Westfield Park, Hatch End

£389,950



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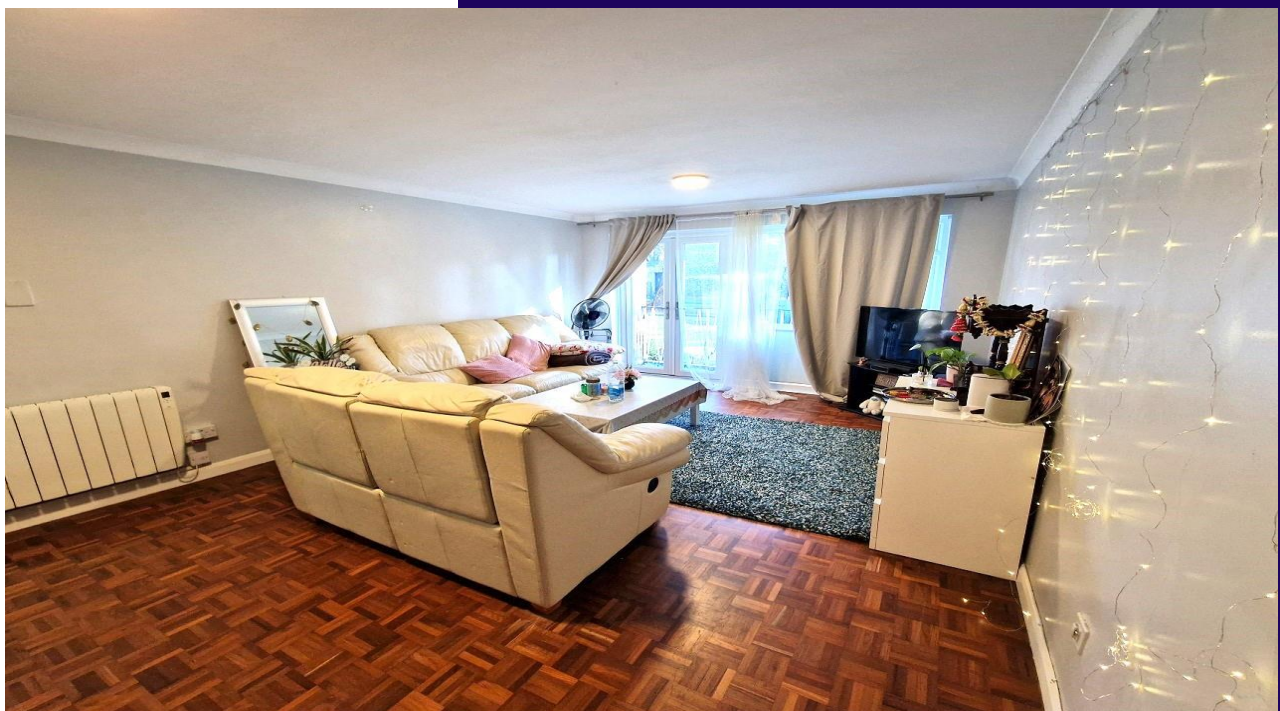
A spacious TWO DOUBLE Bedroom Ground Floor Apartment positioned moments from Hatch End Broadway with its selection of popular fine dining restaurants, shops, bus routes, station, parks and access to Grimsdyke School catchment.

Located at the end of Westfield Park the property comprises entrance hall, storage cupboard, fitted kitchen (with integrated appliances) lounge/dining room with balcony, master bedroom with fitted wardrobes, bedroom two and modern bathroom suite. Features include double glazing, entry phone system, communal gardens and single garage in nearby block. There is no upper chain. Share of Freehold.



Entrance Hall  
Parquet wood block flooring and Storage cupboard.

Kitchen/Breakfast Room 3.67m (12') max x 2.52m (8'3")  
Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, integrated dishwasher and washing machine, fridge/freezer, eye level electric fan assisted oven, built-in electric hob with extractor hood over, window to side, ceramic tiled flooring.





**Lounge/Dining Room** 5.92m (19'5") x 3.75m (12'4")

Spacious room with parquet wood block flooring and double doors to Balcony.

**Inner Hallway**

Parquet wood block flooring, Storage cupboard.

**Main Bedroom** 4.47m (14'8") x 3.59m (11'9")

Fitted wardrobes and double glazed window.

**Bedroom Two** 3.87m (12'8") x 2.33m (7'8")

Double glazed window.

**Bathroom**

Fitted with three piece suite with deep panelled bath with electric shower above and glass screen, vanity wash hand basin with drawers, mixer tap and mirror. Low-level WC and window.

**Lease**

Approx 112 years plus Share of Freehold.

**Service Charge**

Approx £2,100 p.a. includes building insurance. Need to confirm.

**Council Tax Band D**

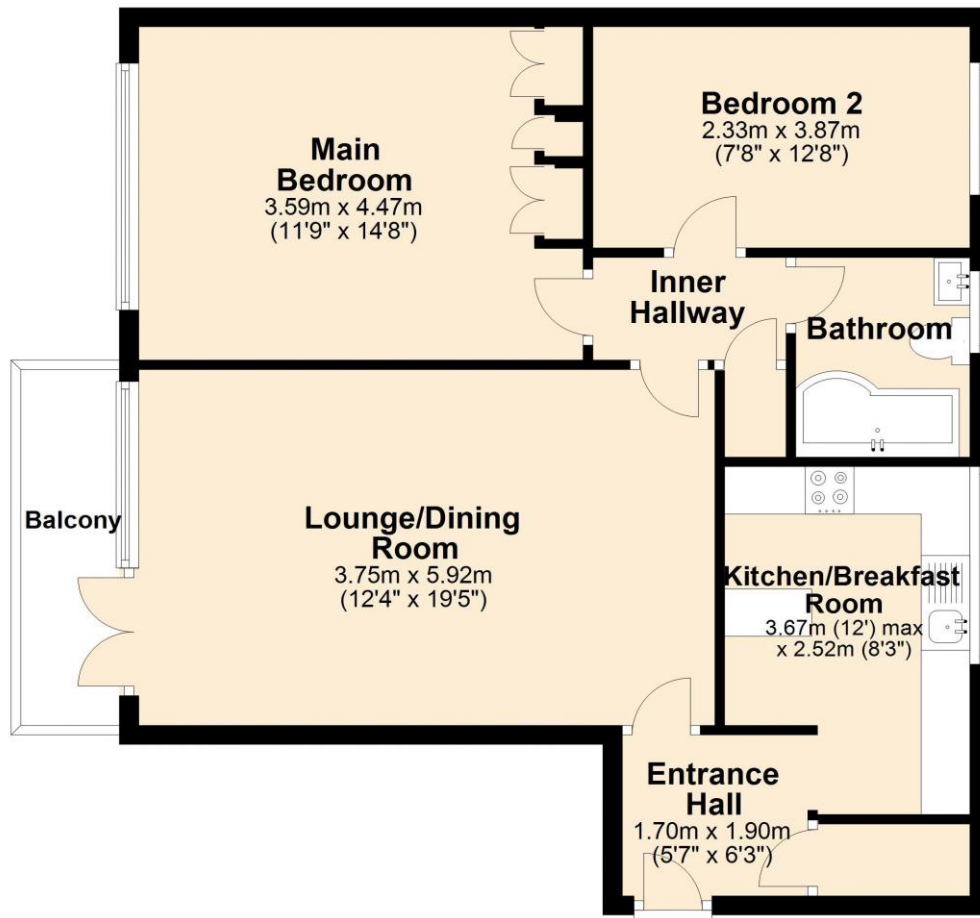


## KEY FEATURES:

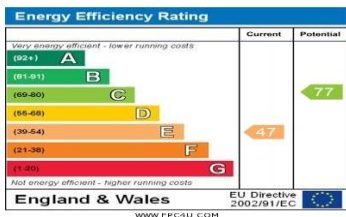
- Two Bedrooms ● Fitted Kitchen ● Lounge/dining Room with Balcony ● Bathroom/wc ● Double Glazing ● Garage in nearby block ● Share of Freehold ●

### Ground Floor

Approx. 70.9 sq. metres (762.9 sq. feet)



Total area: approx. 70.9 sq. metres (762.9 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.