

Linden Lea, Westfield Park

Pinner • • HA5 4JH
Offers In Excess Of: £350,000



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This two double bedroom apartment is perfectly positioned within the desirable Westfield Park development on Linden Lea, offering spacious accommodation throughout. While the apartment would benefit from some modernisation, it presents an excellent opportunity for first-time buyers or investors. The property also comes with a long lease and no onward chain.

Nestled within the popular Westfield Park neighbourhood, residents enjoy convenient access to excellent local amenities. Just a short walk away, Hatch End Broadway offers an array of independent shops, stylish cafés, restaurants, and bars. Pinner Village is also close by, providing additional amenities and access to the Metropolitan line station..

First Floor Apartment

Large Reception Room

Two Double Bedrooms

Family Bathroom

Private Balcony

Garage Included

Long Lease

Prime Hatch End Location

No Onward Chain

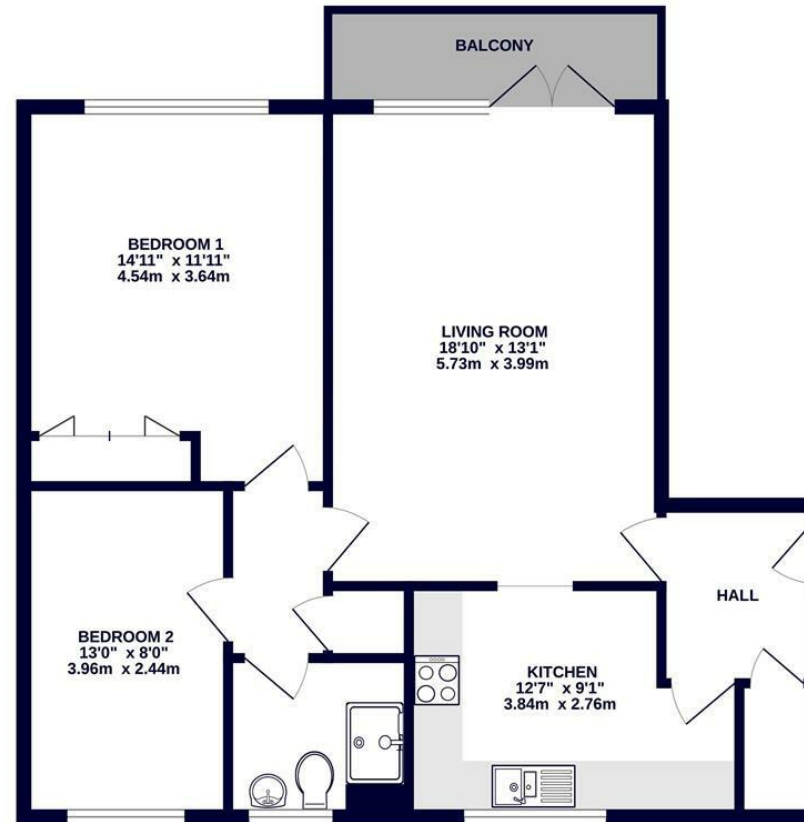
Approx Area: 768 sq ft

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.





1ST FLOOR
768 sq.ft. (71.3 sq.m.) approx.



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TOTAL FLOOR AREA: 768 sq.ft. (71.3 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		
Very energy efficient - lower running costs	Current	Target
95-100 A		
85-94 B		
75-84 C		
65-74 D		
55-64 E		
45-54 F		
35-44 G		
Below 35 Not energy efficient - higher running costs		
England & Wales EPC 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.