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ROBERTSON  
PHILLIPS

Estate Agents



Westfield Park, Hatch End

£395,000



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## Mardon.

A bright Two Bedroom 1st Floor Flat situated in this well kept development located within easy reach of local shops, fine dining restaurants and transport, including Hatch End station.

Features include entrance hall, spacious lounge/dining room, fitted kitchen, two double bedrooms and bathroom/wc. Benefits include double glazing, gas central heating, garage to the rear, attractive gardens and Share of Freehold.

**NO UPPER CHAIN.**



Hall 3.56m (11'8") x 0.85m (2'10")  
Stairs to 1st Floor. Entrance hall with airing cupboard. Loft access. ( large useful area )

Lounge/Dining Room 23' 1" x 14' 10" (7.03m x 4.52m)  
Spacious room with double glazed leaded light window to rear.

Kitchen 3.25m (10'8") x 2.28m (7'6")  
Double glazed leaded light window to rear.  
Fitted units with inset double sink and space for fridge/freezer. Wall mounted Worcester central heating boiler, gas cooker and washing machine.



**Bedroom One** 12' 9" x 10' 7" (3.88m x 3.22m)  
Double glazed leaded light window to side, built in wardrobe.

**Bedroom Two** 10' 11" x 9' 5" (3.32m x 2.87m)  
Double glazed leaded light window to rear.

**Bathroom** 2.24m (7'4") x 1.91m (6'3")  
Panelled bath with hand shower attachment, mixer tap and shower curtain, pedestal wash hand basin, half tiled walls and low-level WC. Mirrored, wall mounted medicine cabinet and obscure double glazed leaded light window to side.

**Garage**  
Situated in nearby block. ( 2nd to end on right)

**Gardens**  
Well maintained gardens to front and rear of the development.

**Council Tax Band D**

**Lease**  
999 years from 1967, Plus Share of Freehold. To be confirmed.

**Service Charge** 15/5 maintenance over last 12 months was £1813.30. And ground rent was £41 .

**EPC Rating**



## KEY FEATURES:

- Two Bedrooms ● Double Glazing ● Bathroom/WC ● Spacious Lounge/dining room ●
- Garage in block ● Share of Freehold
- Close to Station ● No Upper Chain

### First Floor

Approx. 70.8 sq. metres (762.3 sq. feet)



Total area: approx. 70.8 sq. metres (762.3 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.