

**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](mailto: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**

**£1,675.00**

**Key Features include:**

- Two Double Bedrooms
- Second Floor
- Gas Central Heating
- Double Glazing
- Entry Phone System
- Communal Gardens
- Single Garage
- Part Furnished

# Property Overview:

Offering an abundance of space throughout, this beautifully presented TWO DOUBLE bedroom, second floor apartment is positioned in the heart of Hatch End, moments from Hatch End's array of shops, restaurants and overground station. PART FURNISHED

## Accommodation:

### Entrance hall

Parquet flooring, door to:-

### Kitchen/Breakfast Room 11' 10" x 9' 3" (3.60m x 2.82m)

Range of low and wall level units including integrated washing machine, built in electric oven, ceramic hob, extractor hood, bin, fridge/freezer and sink/drainage.

### Lounge/Dining Room 19' 6" x 12' 5" (5.94m x 3.78m)

Parquet flooring, blinds and doors to balcony area.

### Master Bedroom 15' 7" x 11' 10" (4.75m x 3.60m)

Carpet, blinds and built in wardrobes.

### Bedroom Two 12' 10" x 8' 6" (3.91m x 2.59m)

Carpet, curtains, two double wardrobes and chest of drawers.

### Bathroom

Bath with built in shower above, shower curtain, wash hand basin, low level flush WC and heated towel rail.

### Outside

Single garage in nearby block and attractive communal gardens. Permit parking on street

**Council Tax Band: D EPC Rating: D**

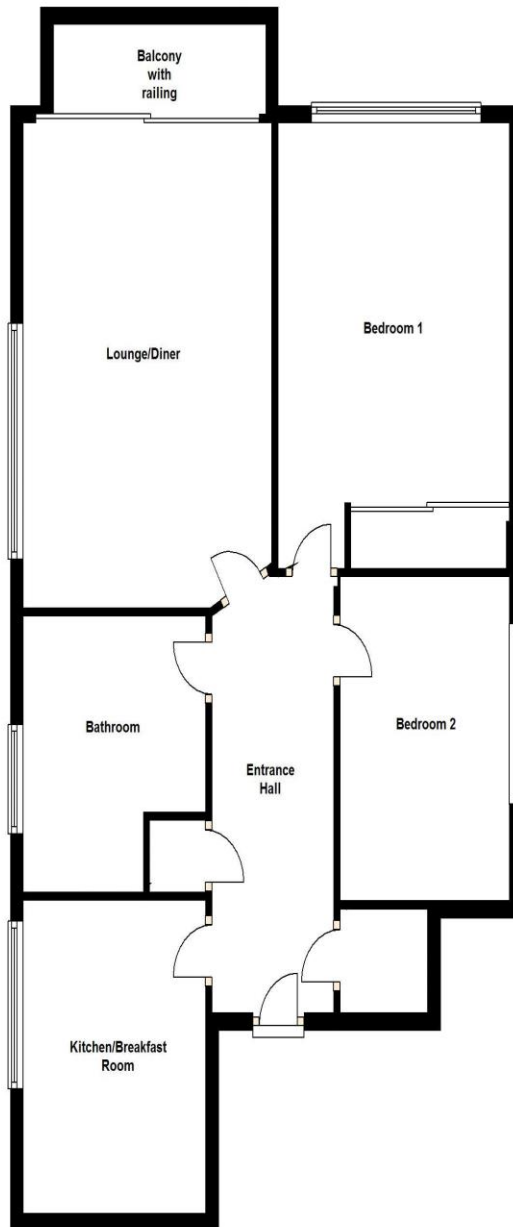




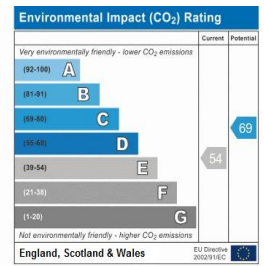
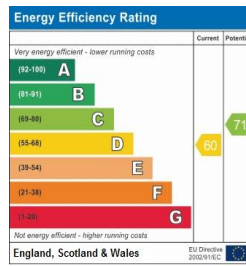
To arrange a viewing call:  
**020 8421 4847**

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**Second Floor**  
Approx. 81.8 sq. metres (880.3 sq. feet)



Total area: approx. 81.8 sq. metres (880.3 sq. feet)



Address:  
12 Linden Lea

**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.**