

ROBERTSON PHILLIPS  
Estate Agents, Valuers,  
Lettings and Property Management

262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS  
Tel: 020 8428 7161

Email: [pinner@robertsonphillips.co.uk](mailto:pinner@robertsonphillips.co.uk)

Harrow: 020 8863 1122  
Lettings: 020 8421 4847

  
**ROBERTSON  
PHILLIPS**  
Estate Agents



Oakdene Close, Hatch End

Offers in the Region Of  
£350,000



[www.robertsonphillips.co.uk](http://www.robertsonphillips.co.uk)





Positioned in the ever popular Westfield Park development in Hatch End, this TWO DOUBLE bedroom first floor apartment boasts light filled rooms and contemporary features throughout. The property is situated moments from shops, restaurants, Silverlink station and close to Grimsdyke Primary School.



#### Entrance Hall

Wood laminate floor, door to: -

Lounge/Diner 4.56m (15') x 3.97m (13')  
Window to side, window to rear, blinds, wood laminate floor and door to: -

Kitchen 4.56m (15') x 2.13m (7')  
Modern range of low and wall level units including integrated dishwasher, electric oven, gas hob, extractor hood, room for washer/dryer and fridge/freezer, two storage cupboards and



door to: -

Balcony 2.23m (7'4") x 1.05m (3'5")

Master Bedroom 3.67m (12') max x 2.75m (9')  
Box window to front, wood floor and range of fitted wardrobes.

Bedroom 2 3.61m (11'10") max x 2.14m (7')  
Window to front with wood floor.

#### Bathroom

Modern suite including bath with built in shower above, screen, wash hand basin, low level flush WC, heated towel rail and storage cupboard.

#### Underground Parking

Automatic up and over garage door leading to underground secure parking space.





## KEY FEATURES:

- Two Double Bedrooms • First Floor • Gas Central Heating • Double Glazing •
- Entryphone System • Secure Underground Parking
- Communal Gardens • Share of Freehold

### First Floor

Approx. 55.4 sq. metres (596.2 sq. feet)



Total area: approx. 55.4 sq. metres (596.2 sq. feet)

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



**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.