

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Westfield Park, Hatch End

£1,650 P.C.M

Key Features include:

- Two Bedrooms
- End Of Terrace
- Duplex Maisonette
- Ultra Contemporary
- Gas Central Heating
- Double Glazing
- Communal Gardens
- Parking Space
- Unfurnished

Property Overview:

This rare end of terrace ultra contemporary TWO DOUBLE Bedroom duplex maisonette is situated in the ever popular Westfield Park development boasting light filled rooms throughout. UNFURNISHED

Accommodation:

Entrance

Stairs leading to first floor.

Landing

Obscure double glazed window and stairs.

Lounge/Diner 14' 11" x 14' 9" (4.54m x 4.49m)

Double glazed window to side, double glazed window to rear, blinds, carpet, patio doors to private balcony, nets and curtains.

Shower Room

Luxury suite with tiled double shower enclosure with glass screen, vanity wash hand basin with storage under, mixer tap and mirror, low-level WC and heated towel rail with obscure double glazed window to side.

Kitchen/Breakfast Room 11' 3" x 8' 10" (3.43m x 2.69m)

Modern fitted units with matching range of base and eye level units, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated washing machine dishwasher, fridge/freezer, eye level built-in electric oven, microwave, tiled flooring and double glazed window to front.

Landing

Window to front, door to:

Bedroom 1 14' 10" x 12' 5" (4.52m x 3.78m)

Double glazed window, blind, fitted carpet and good size fitted wardrobe.

Bedroom 2 9' 5" x 9' 1" (2.87m x 2.77m)

Double glazed window, blind, storage cupboard and fitted carpet.

Council Tax Band: D EPC Rating: C

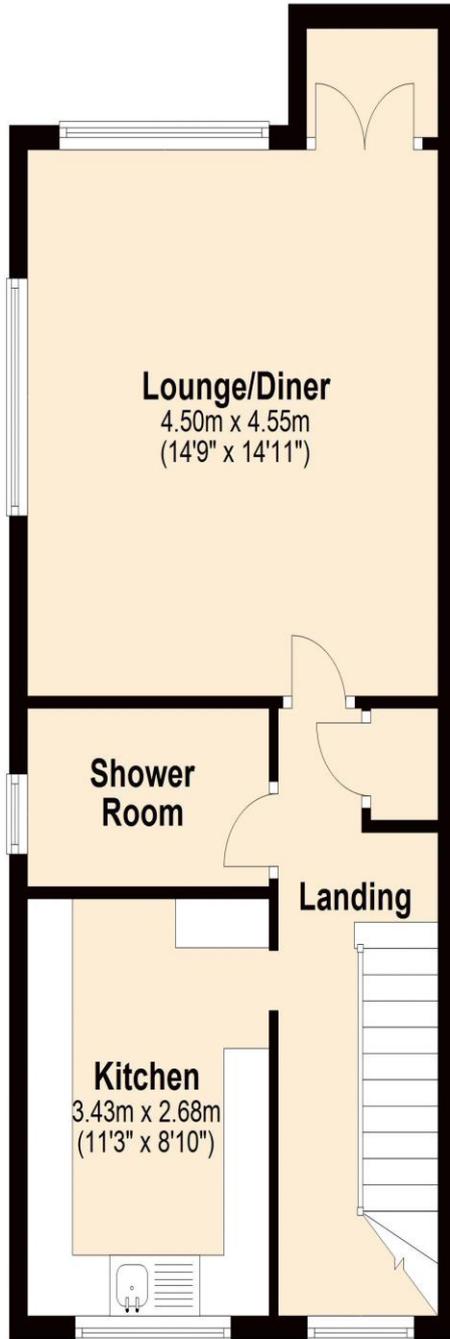




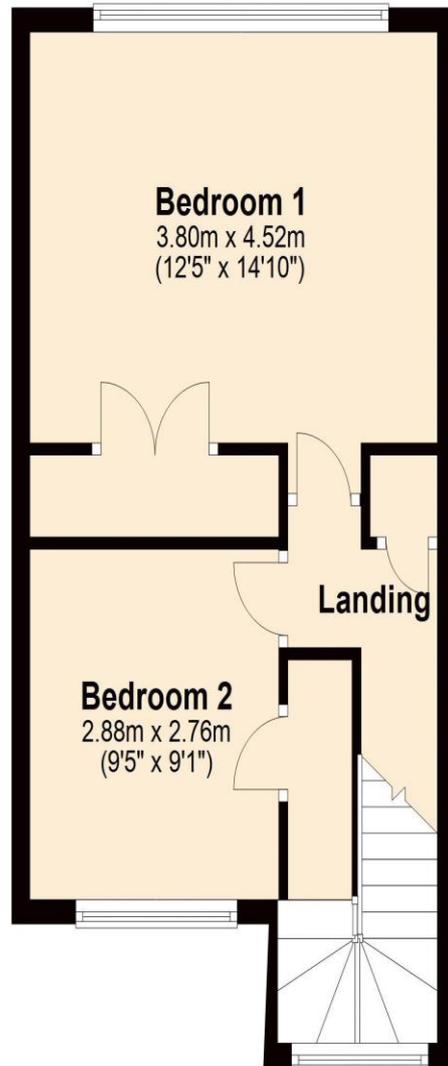
To arrange a viewing call:
020 8421 4847

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First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.