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Westfield Park, Pinner

£415,000



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A Two double bedroom ground floor Apartment situated in a well kept development in Westfield Park, Hatch End. Located within easy reach of local shops, fine dining restaurants and transport, including Hatch End Overground station. Ideal for a professional couple or perhaps buyers trading down from a house, the property features entrance hall, spacious lounge/dining room, fitted kitchen with integrated appliances, two double bedrooms and family bathroom. Benefits include a garage to the rear, and share of freehold.



Ground Floor

Entrance Hall

Fitted carpet, two storage cupboards and open plan to lounge/diner.

Lounge/Diner 20' 9" x 14' 4" (6.32m x 4.37m)

Two windows to front, fitted carpet, door to communal gardens.

Kitchen 10' 9" x 7' 9" (3.27m x 2.36m)

Modern fitted range of base and eye level units with worktop space over, stainless steel sink with single drainer, mixer tap, integrated fridge/freezer, dishwasher, space for washing machine, electric fan assisted oven, four ring gas hob with extractor hood over, window to front and ceramic tiled flooring.



Bathroom

Fitted with three piece suite comprising deep panelled bath with shower attachment above, glass screen, pedestal wash hand basin with mixer tap, low-level flush WC, tiled surround, window to side and ceramic tiled flooring.

Master Bedroom 13' 3" x 12' 7" (4.04m x 3.83m)
Window to side, fitted carpet and fitted wardrobes.

Bedroom 2 12' 0" x 8' 8" (3.65m x 2.64m)
Window to side and fitted carpet.

Council Tax Band: D
EPC Rating: C
Tenure: Share of Freehold

Service Charge: £1,600 Per Annum

Ground Rent: £21.00 Per Annum

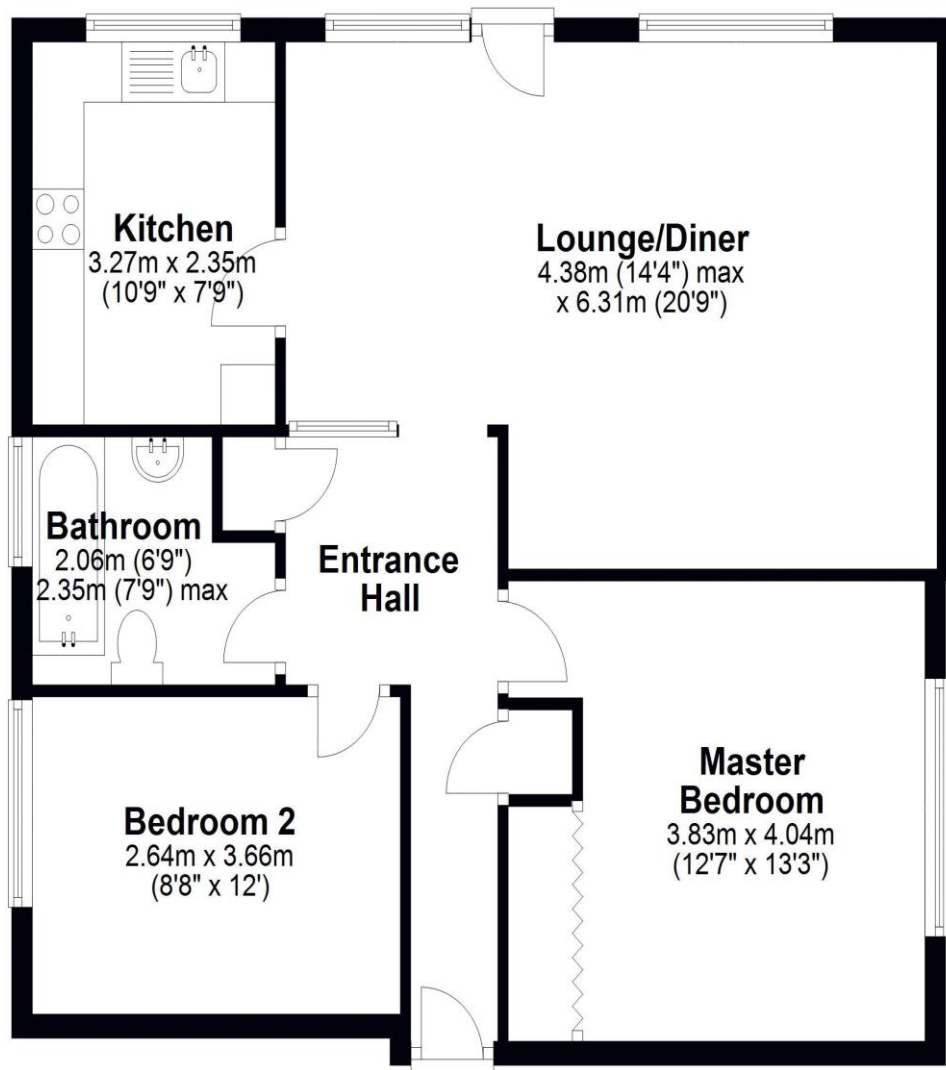


KEY FEATURES:

Share Off Freehold ● Garage ● Two Double Bedrooms ● Fitted Kitchen ● Intercom System ● Communal Gardens ● Off Street Parking ● Close To Hatch End Broadway

Ground Floor

Approx. 71.5 sq. metres (769.9 sq. feet)



Total area: approx. 71.5 sq. metres (769.9 sq. feet)

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
72	77	72	77

England & 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.