

**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



Westfield Park, Hatch End

£445,000

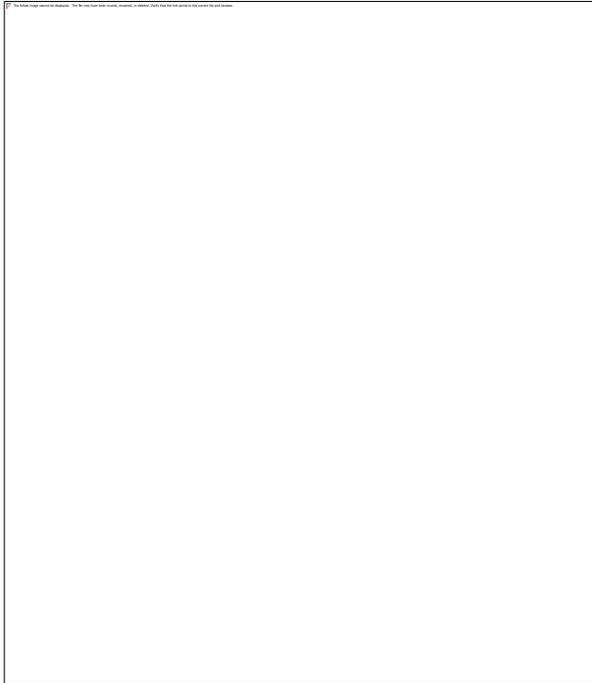
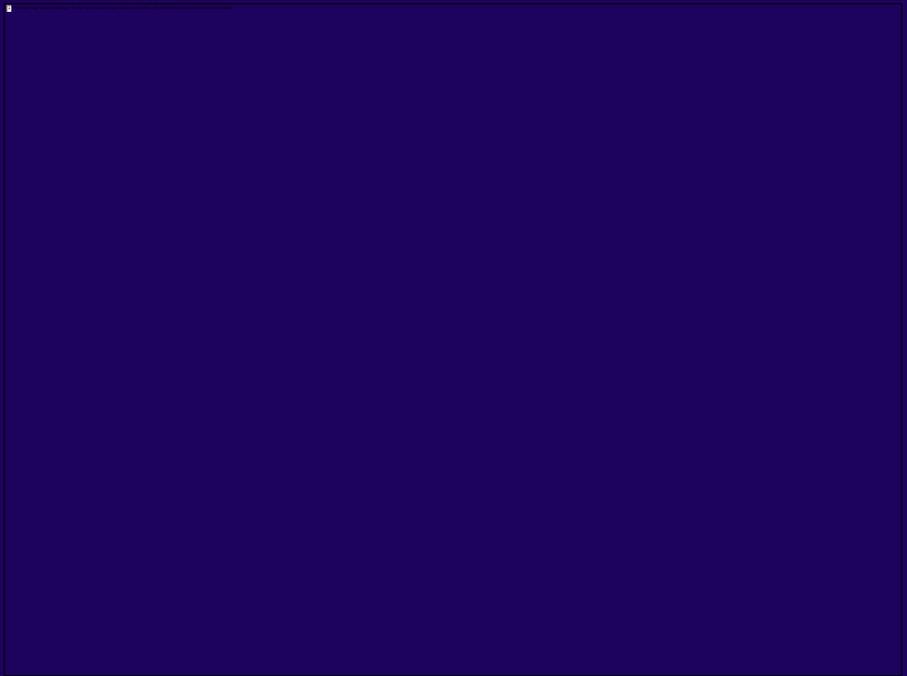


[www.robertsonphillips.co.uk](http://www.robertsonphillips.co.uk)



A Two double bedroom first floor Apartment situated in a well kept development. 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, two double bedrooms and family bathroom and benefits from having its own garage to the rear and share of freehold.

**REQUIRES FULL REFURBISHMENT THROUGHOUT.**



#### Entrance Hall

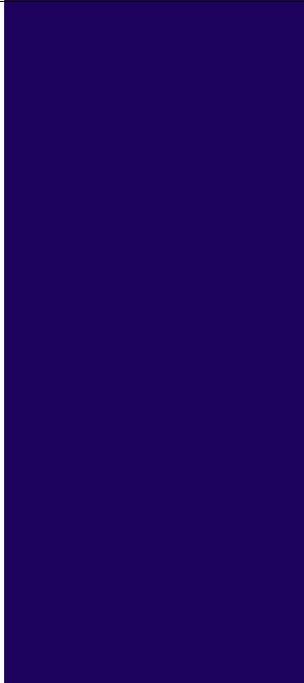
Two windows to side, fitted carpet, door to Storage cupboard, door to Bedroom 2, door to Storage cupboard.

**Kitchen** 3.28m (10'9") x 2.34m (7'8")

Fitted kitchen with a range of base and eye level units, window to front.

**Lounge/Dining Room** 6.28m (20'7") x 4.35m (14'3") max

Two windows to front with double doors and Juliet balcony.



**Master Bedroom** 4.07m (13'4") x 3.85m (12'7")  
Window to rear, fitted wardrobes with four double doors, door to:

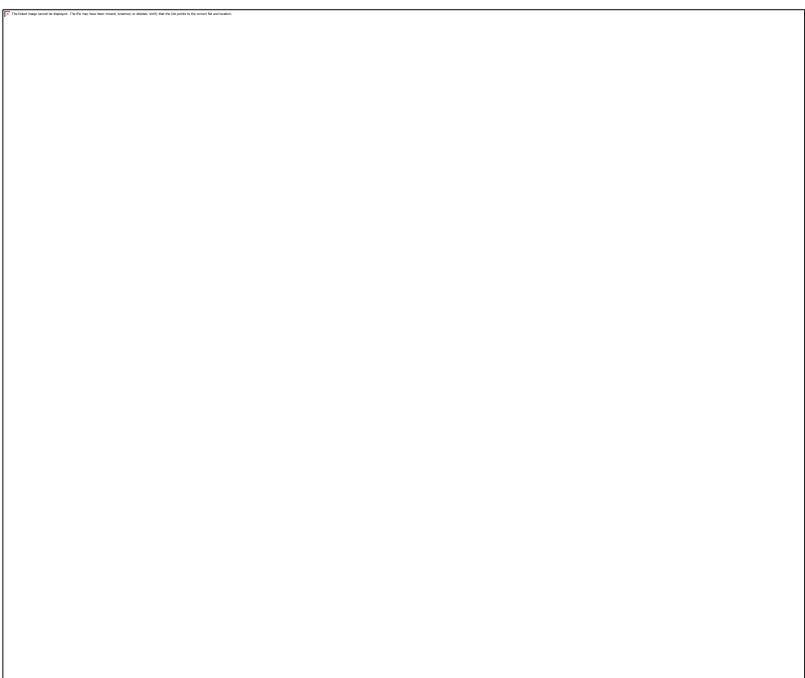
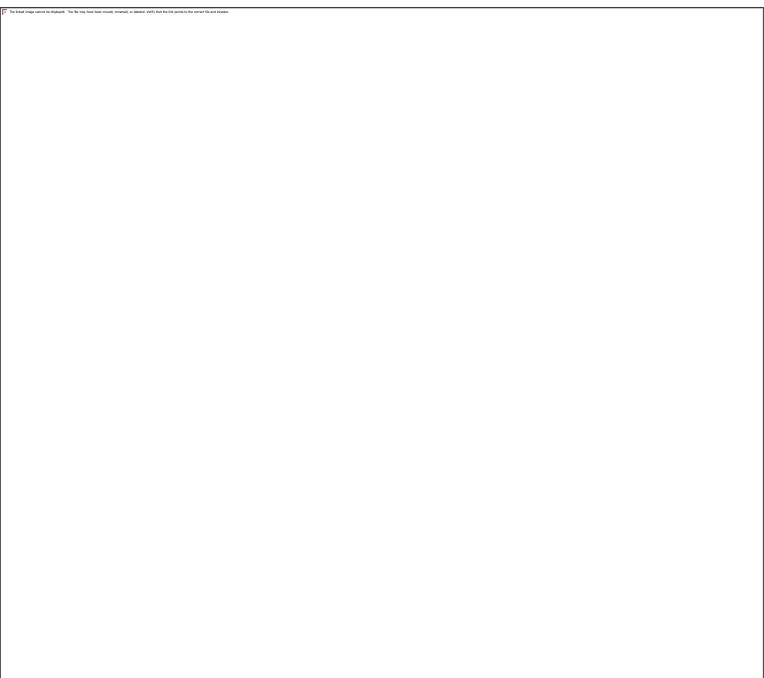
**Bathroom**  
Good sized family bathroom with window to rear.

**Bedroom 2** 3.84m (12'7") x 2.29m (7'6") Small double bedroom with window to rear.

**Garage**  
Located to the rear of the development.

**Parking**  
To the front and rear of the development.

**Council Tax Band: D**  
**EPC Rating: To be confirmed**  
**Tenure: Share of Freehold**



## KEY FEATURES:

- Two Bedrooms
- Share of Freehold
- Garage in block
- Intercom System
- Great Loft Space
- Close to Station
- Close to Hatch End Broadway
- Requires Full Refurbishment Throughout



**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.**