

**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



Est. 1991



**Westfield Park, Pinner**

**£1,850 P.C.M**

### **Key Features include:**

- Two Double Bedrooms
- First Floor Duplex
- En-Suite Shower Room
- Gas Central Heating
- Double Glazing
- Allocated Parking Space
- Balcony
- Part Furnished

# Property Overview:

This rare TWO DOUBLE BEDROOM, TWO BATHROOM first floor duplex maisonette has been renovated to the highest standard boasting ultra contemporary interiors throughout, located in the heart of Hatch End within walking distance to local shops, overground station and restaurants. PART FURNISHED

## Accommodation:

### **Entrance Hall**

Window to side, Storage cupboard, stairs leading to: -

### **Landing**

Laminate flooring, storage cupboard and door to:-

### **Landing**

Window to front, storage cupboard, laminate flooring, stairs, and door to:-

### **Master Bedroom 14' 9" x 10' 2" (4.49m x 3.10m)**

Window to rear, range of fitted wardrobes, dressing table, laminate flooring and door to:-

### **Lounge/Dining Room 14' 9" x 14' 7" (4.49m x 4.44m)**

Two windows to rear, laminate flooring, table with six chairs and door leading to private balcony.

### **Shower Room**

Suite includes shower enclosure with attachment/raindrop built in shower head with folding glass screen, vanity wash hand basin with cupboards under, mixer tap, LED mirror above, tiled surround, low-level flush WC, heated towel rail and ceramic tiled flooring.

### **Balcony 5' 2" x 3' 10" (1.57m x 1.17m)**

### **Bedroom 2 2.83m (9'3") x 2.79m (9'2")**

Window to front, Storage cupboard, laminate flooring, sliding door.

### **Bathroom**

Fitted with three piece suite with deep panelled bath with shower attachment, folding glass screen, vanity wash hand basin with drawers under, mixer tap, LED mirror, low-level flush WC, window to side, heated towel rail and ceramic tiled flooring.

### **Kitchen/Breakfast Room 10' 9" x 8' 9" (3.27m x 2.66m)**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, mixer tap, integrated dishwasher, washer/dryer, freestanding fridge/freezer, gas four ring hob, electric fan assisted oven, extractor hood over, window to front and ceramic tiled flooring.

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





To arrange a viewing call:

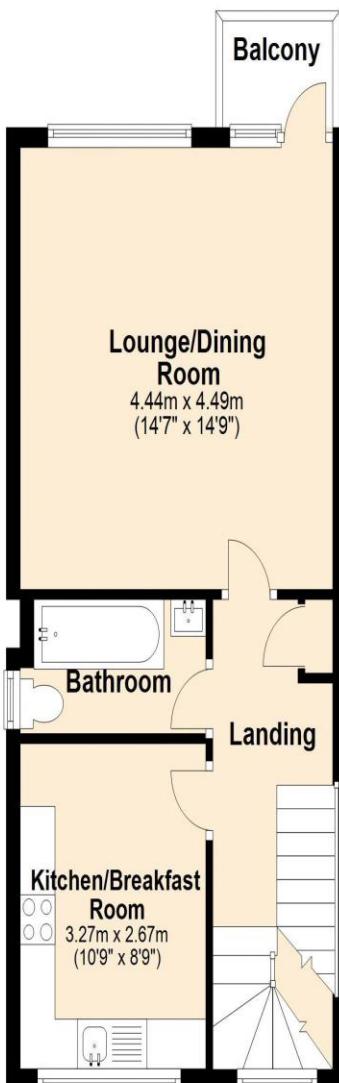
**020 8421 4847**

Robertson Phillips

262a Uxbridge Road, Hatch End, Pinner, HA5 4HS

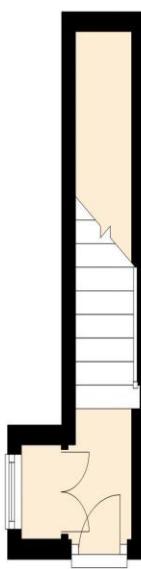
## First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



## Ground Floor

Approx. 4.8 sq. metres (52.2 sq. feet)



## Second Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



Total area: approx. 78.8 sq. metres (848.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.**