

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**

Est. 1991



**Westfield Park, Hatch End**

**£1,250 P.C.M**

**Key Features include:**

- One Double Bedroom
- Ground Floor
- Modern Throughout
- Gas Central Heating
- Double Glazing
- Communal Gardens
- Permit Parking
- Unfurnished

# Property Overview:

Positioned in the ever popular Westfield Park development in Hatch End, this ultra contemporary ONE DOUBLE Bedroom ground floor apartment has recently been cleverly designed to optimize space and boasts multiple benefits...UNFURNISHED

## Accommodation:

### Porch

Wood laminate floor, inner door to: -

### Lounge/Diner 4.63m (15'2") x 4.46m (14'8") max

Window to front, wood laminate flooring, blind leading to: -

### Kitchen 2.76m (9'1") x 1.81m (5'11")

Modern range of base and tall wall units including induction electric hob, electric oven, extractor hood, dishwasher and fridge/freezer, opening to: -

### Lobby

Wood laminate floor, door to: -

### Utility Room

Housing washing machine and tumble dryer.

### Bedroom 3.54m (11'8") max x 3.43m (11'3")

Window to rear, two double wardrobes with sliding doors, wood laminate floor and blind.

### Bathroom

Luxury suite including bath with shower attachment, screen, low level flush WC, heated towel rail and wash hand basin with vanity cupboard beneath.

**Council Tax Band: C**





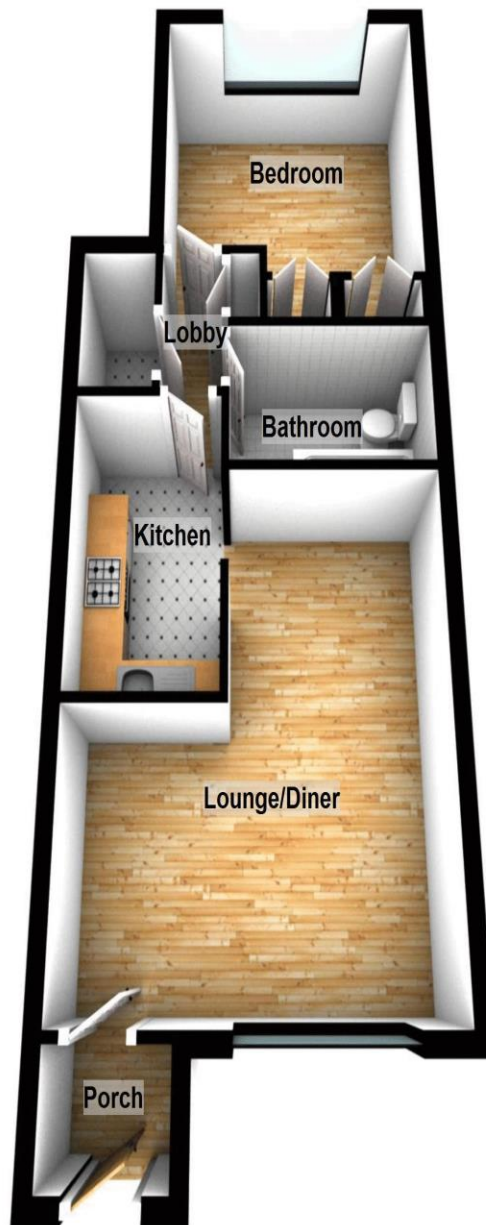
To arrange a viewing call:  
**020 8421 4847**

Robertson Phillips  
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## Ground Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 42.1 sq. metres (452.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	79
EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	78	84
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.**