

ROBERTSON PHILLIPS
Estate Agents, Valuers,
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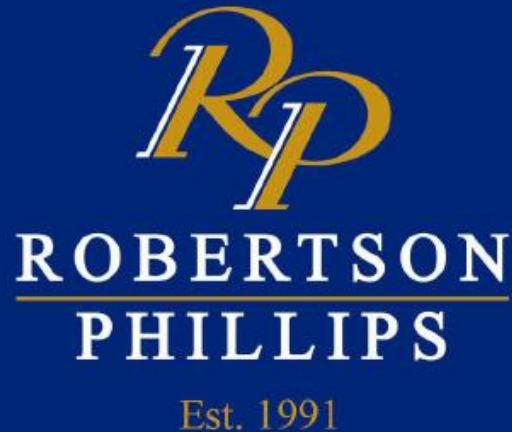
**262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS**
Tel: 020 8421 4847

E-mail : lettings@robertsonphillips.co.uk

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



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

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

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.