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Estate Agents



Westfield Park, Hatch End

Offers in the Region Of £350,000

NO CHAIN.....A lovely Two Bedroom Duplex Maisonette situated in an ideal position for local shops, fine dining restaurants, schooling and station. Comprising double aspect lounge with balcony, kitchen/breakfast room (with appliances), two double bedrooms and recently installed luxury bathroom suite with built in shower above bath, double glazing and benefits from a parking space and guest car park.





Ground Floor
Entrance Hall
Window to front, fitted carpet, stairs and three storage cupboards.

First Floor

Lounge/Dining Room 15' 0" x 14' 6" (4.57m x 4.42m)Two windows to rear, window to side, curtains, fitted carpet and door to balcony area.

Bathroom
Recently fitted three piece suite including deep panelled bath with independent shower over, glass screen, wall mounted vanity wash hand basin with drawers under, mixer tap, tiled surround, mirror, low-level flush WC, window to side and heated towel rail.



Kitchen/Breakfast Room 9' 0" x 8' 5" (2.74m x 2.56m)Fitted with a matching range of base and eye level units with worktop space over with under unit lighting, 1+1/2 bowl stainless steel sink, fridge/freezer, washer/dryer, combination microwave/convection oven, gas cooker with four gas rings, extractor hood over, window to front, blind and ceramic tiled flooring.

Landing
Fitted carpet, door to storage cupboard.

Principal Bedroom 15' 2" x 11' 4" (4.62m x 3.45m)
Window to rear, curtains, blind, fitted carpet, three double wardrobes and sink with cupboards beneath.

Bedroom 2 9' 2" x 9' 2" (2.79m x 2.79m)
Window to front, curtains, fitted carpet and door to storage cupboard.

Outside
Allocated parking space in nearby car park and ample secure gated visitors parking.

Council Tax Band: D
EPC Rating: C
Tenure: Leasehold

Service Charge

Tenure: Leasehold 170 Years remaining

Service Charge £1200 per annum



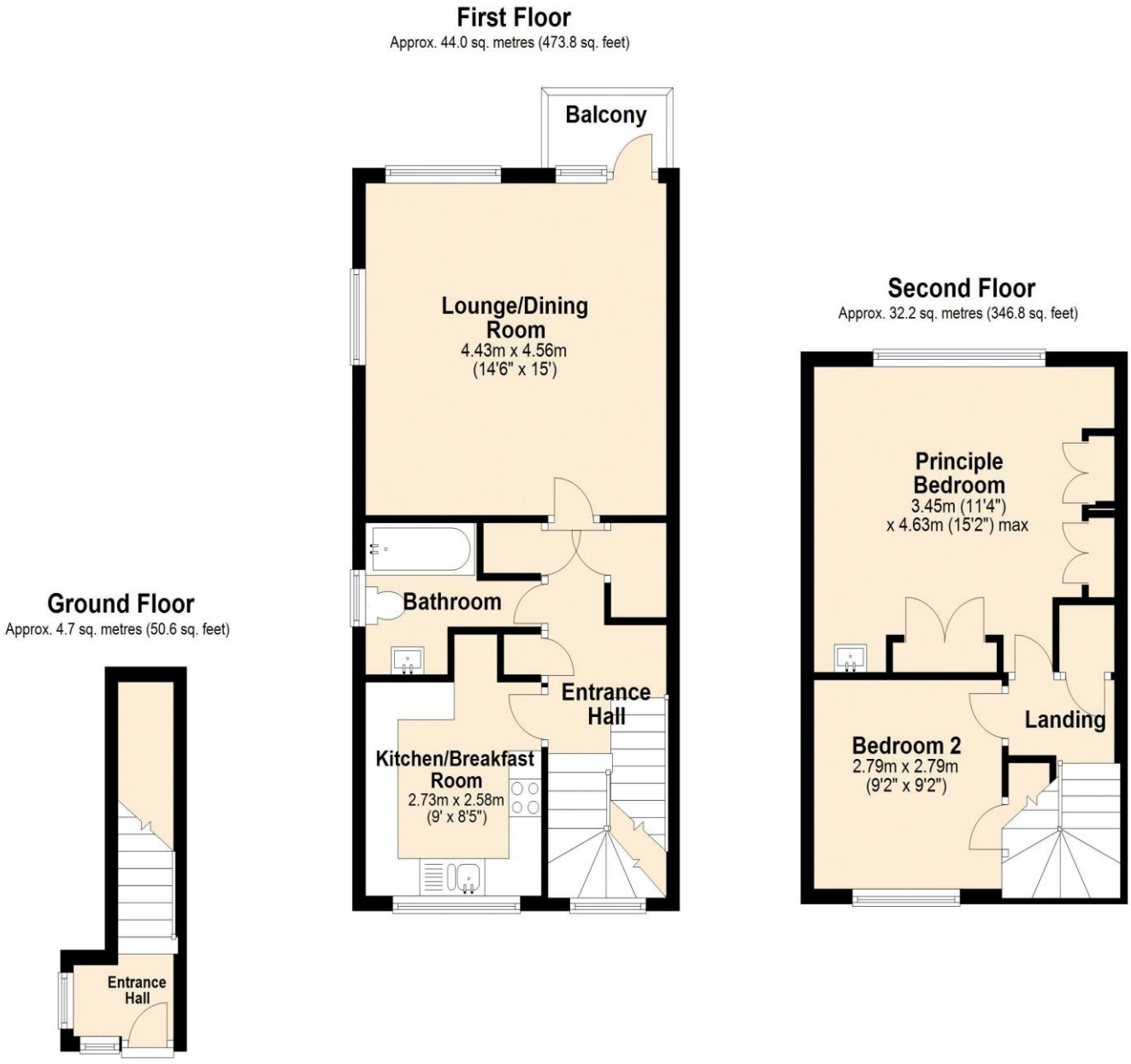


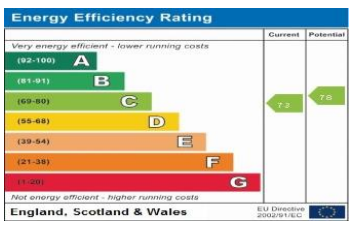




KEY FEATURES:

● Two Double Bedrooms ● First Floor Duplex ● Gas Central Heating ● Double Glazing
● Balcony ● Communal Gardens
● Allocated Parking Space ● Visitors Parking





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The Property Ombudsman

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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.