



2 bed maisonette to buy in HA5

Westfield Park, Hatch End, Pinner,
Middlesex, HA5 4LB

£295,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two Bedrooms
- ✓ Lounge with Balcony
- ✓ Fitted Kitchen
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A bright Two Bedroom duplex Maisonette situated on the popular Westfield Park Development in the heart of Hatch End. Local shops, restaurants, schools and station are all within walking distance. Comprising lounge with balcony, fitted kitchen, two bedrooms, bathroom/w.c. and double glazing. Gas central heating to radiators with combination boiler. NO UPPER CHAIN.

Entrance Hall

Front door and stairs to first floor.

1st Landing

Two storage cupboards.

Lounge/Diner

15' 3" x 14' 9" (4.64m x 4.49m)

Double glazed windows and door to balcony.

Kitchen

8' 10" x 8' 3" (2.69m x 2.51m)

Fitted units with inset sink, washing machine, dishwasher, fridge/freezer, electric cooker with extractor hood. Double glazed window to front.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower, vanity wash hand basin with cupboards under, tiled surround and mirror, low-level WC, and storage cupboard.

2nd Landing

Airing cupboard with Combination central heating boiler.

Master Bedroom

14' 9" x 13' 3" (4.49m x 4.04m)

Double glazed window to rear, fitted wardrobe and vanity wash hand basin.

Bedroom Two

9' 1" x 9' 0" (2.77m x 2.74m)

Double glazed window to front, built in cupboard.

Lease

Approximately 168 years remaining.

Service Charge

£398 per quarter which includes Buildings Insurance

Ground Rent

Ground rent is zero due to length of lease.

Council Tax Band D

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 168

Annual Service Charge Amount: £1,592.00

Price: Starting Bid £295,000

Property Type: Maisonette

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

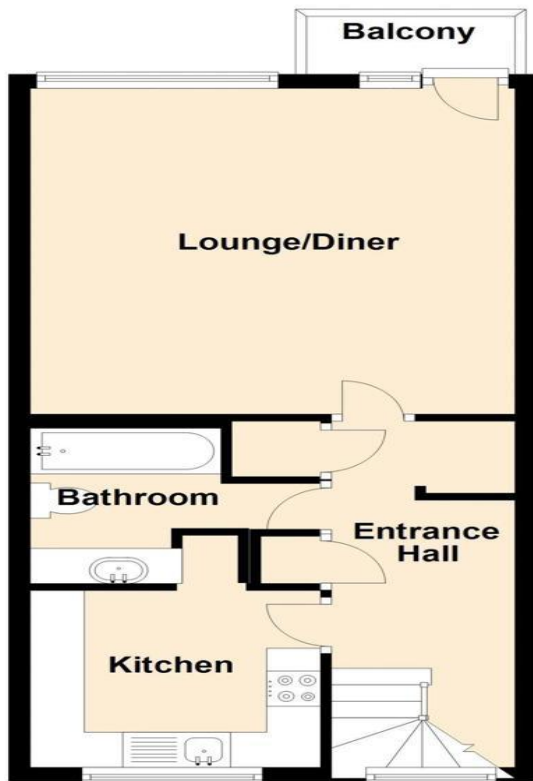
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

First Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



Second Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



Total area: approx. 76.5 sq. metres (823.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Westfield Park, Hatch End, Pinner, Middlesex, HA5 4LB

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

