

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL enquiries@david-charles.co.uk

CLAIRES COURT, WESTFIELD PARK, HATCH END, MIDDLESEX, HA5 4LB



PRICE....£395,000....LEASEHOLD

The property is a well presented split level two double bedroom maisonette (77.1 sq.m/829 sq.ft) located in a quiet turning off Westfield Park within minutes' walk of Hatch End Broadway, offering an excellent selection of restaurants, shopping facilities and the Overground train station (Euston within 25 minutes). It is also within the catchment area of Grimsdyke School (Ofsted Outstanding). The accommodation comprises of a private entrance with stairs leading to the first floor landing, a 14'11ft living room with wood block parquet flooring and balcony, fitted kitchen and bathroom. On the second floor there are two double bedrooms. The property benefits from own section of front garden, allocated underground parking, newly extended lease and low outgoings.

020 8866 0222







LEASE & SERVICE CHARGE

Lease - 171 years
Service Charge (including building insurance) - Approx £980.00 per annum

COUNCIL TAX

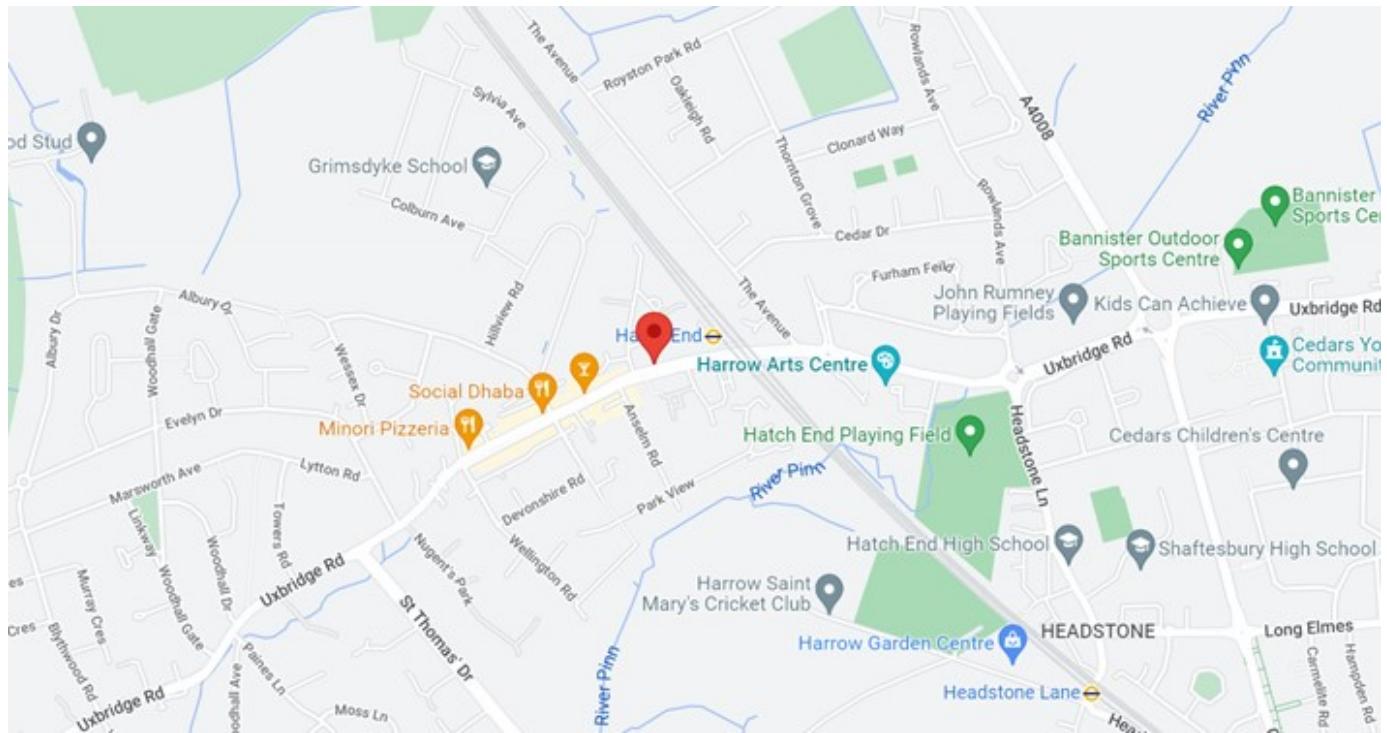
London Borough of Harrow - Band D - £1,962.36

LOCAL SCHOOLS

Grimsdyke School - 0.33 miles
St Teresa's Catholic Primary School & Nursery - 0.74 miles
Hatch End High School - 0.62 miles
Nower Hill High School - 1.24 miles

LOCAL TRANSPORT

Hatch End Station (Overground) - 0.1 miles
Pinner Station (Metropolitan Line) - 1.6 miles



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Claire Court

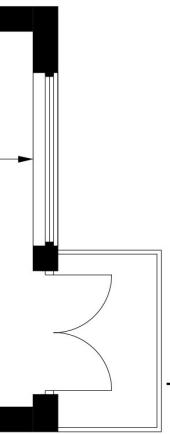
Approximate Gross Internal Area

Ground Floor = 3.4 sq m / 36 sq ft

First Floor = 43.9 sq m / 472 sq ft

Second Floor = 29.8 sq m / 321 sq ft

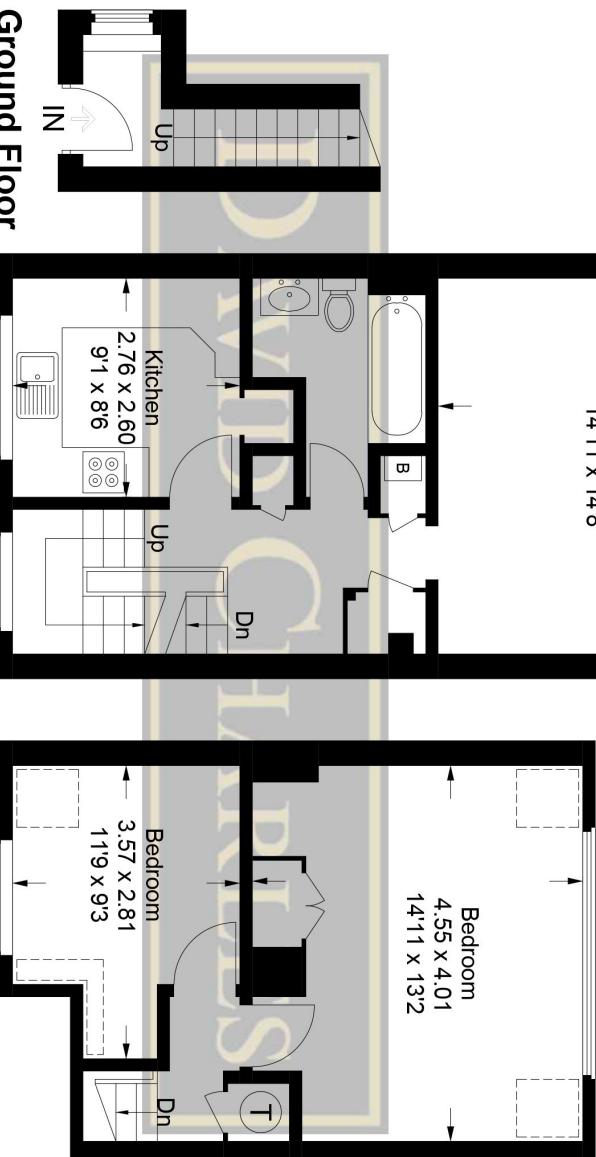
Total = 77.1 sq m / 829 sq ft



= Reduced headroom below 1.5m / 50

Living Room
4.55 x 4.47
14'11 x 14'8

Bedroom
4.55 x 4.01
14'11 x 13'2



Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.