

# DAVID CHARLES

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## CLAIRE 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**

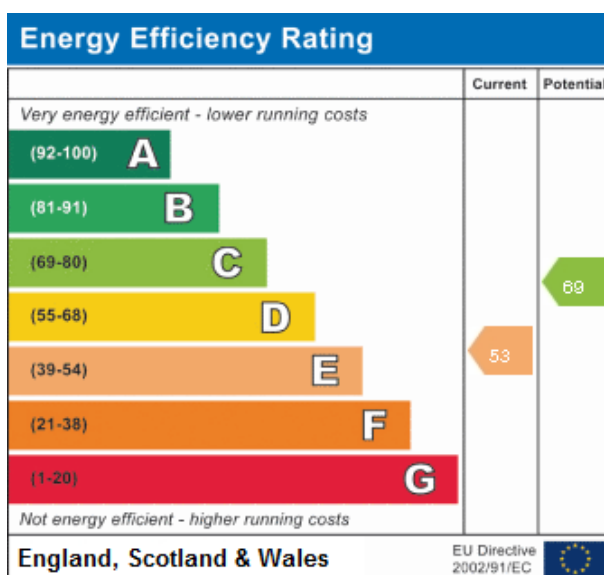
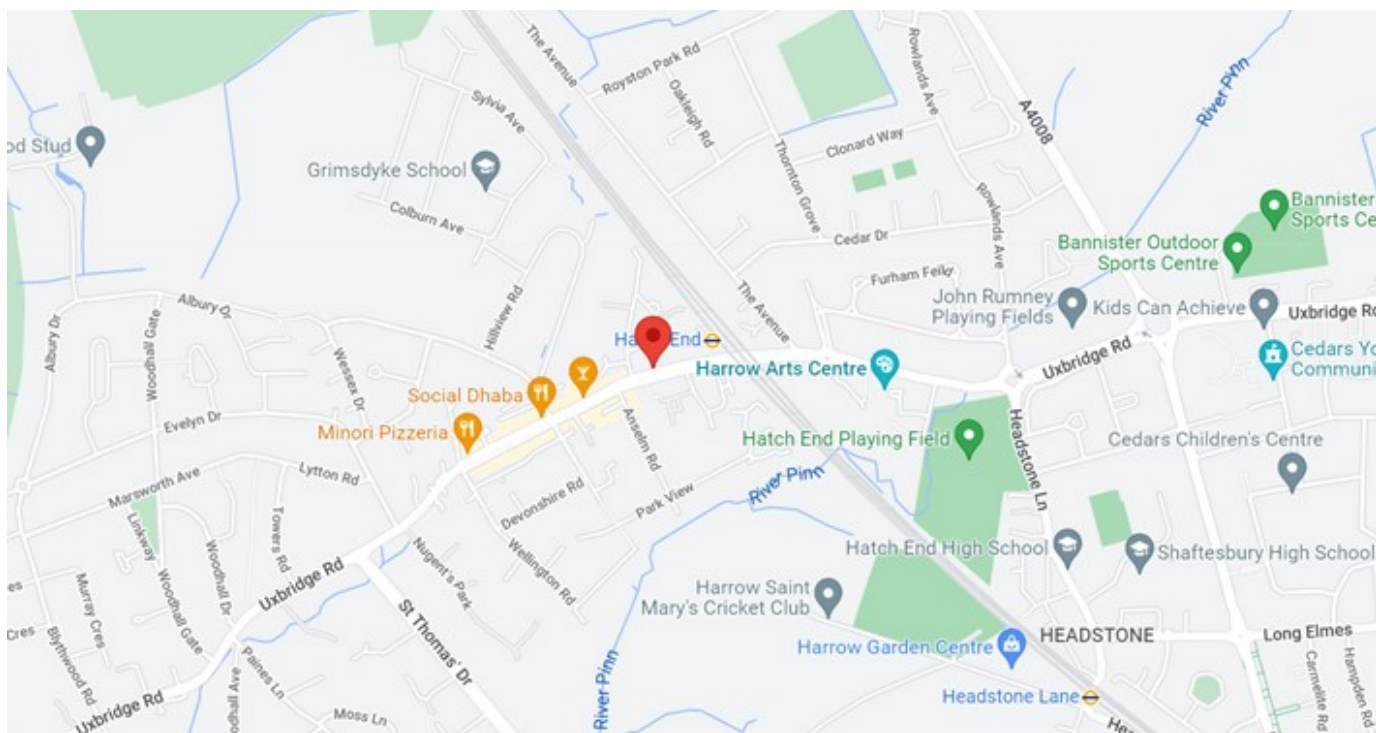
London Borough of Harrow - Band D - £1,962.36

### **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



# Claire Court

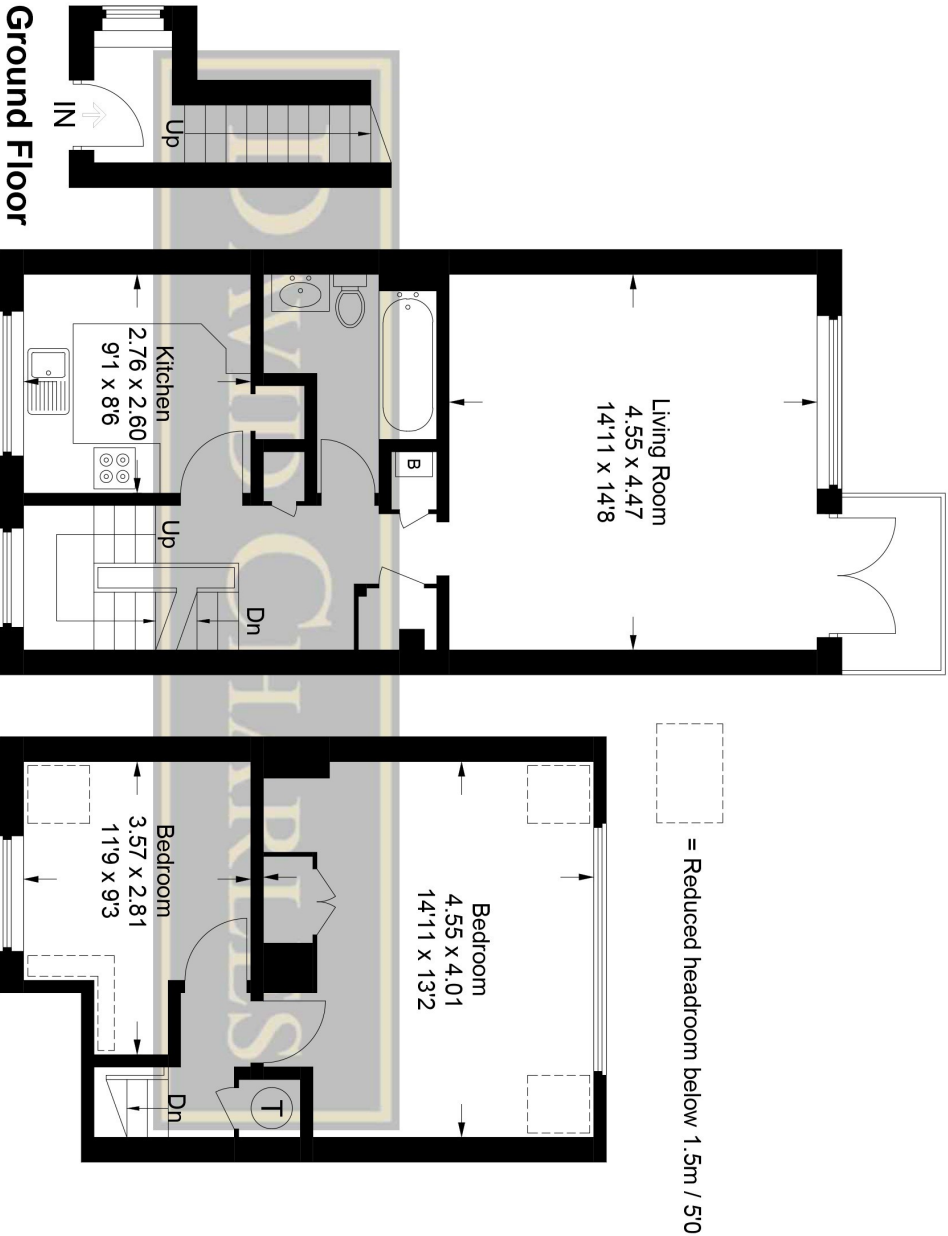
Approximate Gross Internal Area

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



## 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.*