

SAMBROOK COURT, WESTFIELD PARK, HATCH END, HA5 4JZ



EPC Rating: C

Presenting for sale this stylish second floor apartment spanning some 1,675 sq ft and comprising of two double bedrooms, spacious living room, kitchen, two bathrooms (one ensuite to each bedroom) and separate guest cloakroom.

Located in this desirable luxurious residential development constructed within the last 20 years and viewing is highly recommended to appreciate the size of the property and the features on offer. Benefits include:-

- Two double bedrooms both with ensuite bathrooms
- 28' x 21' Living room
- South facing balcony
- Spacious fitted kitchen some 17'3" x 11'9" with integrated appliances
- Two reserved car parking spaces
- Large communal landscaped gardens
- Security entry phone to communal door
- The property is located within a few hundred yards of the many shopping and restaurant facilities at Hatch End with the nearest Station being Hatch End (Harrow & Wealdstone zone 6), a 4 minute walk approximately from the apartment
- Gross internal floor area including balcony of 1,675 sq ft (152 sq m) approximately

PRICE: £725,000 LEASEHOLD

SAMBROOK COURT, WESTFIELD PARK, HATCH END, HA5 4JZ (CONTINUED)

The accommodation is arranged as follows:

Second Floor:

Entrance Hall: Built-in cupboards.

Guest Cloakroom: WC and wash hand basin.

Lounge: 28'3" x 21'9" (8.62m x 6.63m). French doors to south facing balcony 9'9" x 5'4" (2.97m x 1.62m). Built-in cupboard.

Fitted Kitchen: 17'3" x 11'9" (5.25m x 3.57m) with integrated appliances.

Bedroom 1: 27'9" x 12'6" (8.47m x 3.80m). Built-in wardrobes to one wall. Door to:-

Ensuite Bathroom/WC: 8'1" x 7'7" (2.47m x 2.30m). Panelled bath, wash hand basin and low level WC.

Bedroom 2: 20'1" x 17'10" (6.13m x 5.43m). Built-in wardrobes. Door to:

Ensuite Shower Room/WC: 9'8" x 4'6" (2.94m x 1.38m). Shower cubicle, wash hand basin and WC.

External Features: Landscaped communal gardens. Residential parking with two reserved spaces.

Lease: 999 years from 1 January 2017 thus having approximately 992 years remaining.

Ground Rent: Peppercorn.

Service Charge: £4,200 p.a.

Council Tax: Band F.

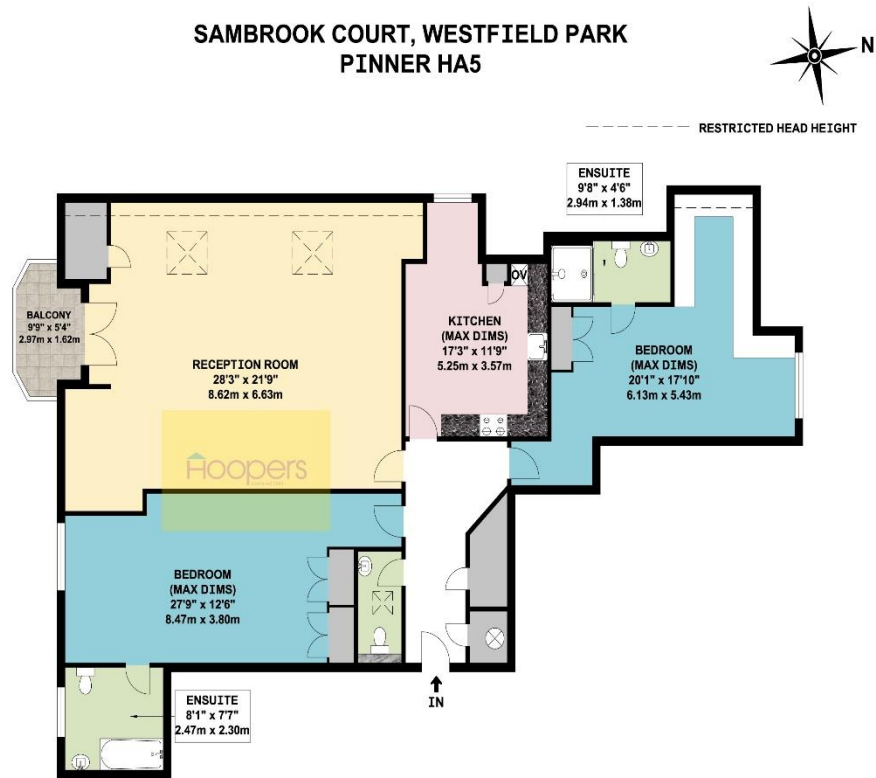
PRICE: £725,000 LEASEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

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APPROX. GROSS INTERNAL FLOOR AREA 1631.27 SQ. FT / 151.55 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 1675.08 SQ. FT / 155.62 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".