

DAVID CHARLES

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



PRICE....£749,950....SHARE OF FREEHOLD

This luxury first floor two double bedroom, two bathroom apartment (1,040 sq.ft/96.63 sqm) is set in the prestigious development built in 2005 in Westfield Park located within minutes' walk to Hatch End Broadway with its excellent selection of restaurants, coffee houses, shops, Morrisons Supermarket and the Overground Train Station (Euston in 25 minutes). The apartment is approached via a communal entrance with video entry phone system, communal entrance hall with stairs and lift to the first floor. Private entrance hall with door to all rooms, 22ft living room with double doors opening to private front facing balcony, 15'6ft modern fitted kitchen with integrate appliances, 22'8ft master bedroom with fitted wardrobes and en-suite modern shower room, 17'5ft double bedroom two (currently used as a dining room) and a modern family bathroom. Outside there is a landscaped communal garden with mature trees and hedgerow borders and seating for residents, secure underground car parking for one car and a private storage cupboard. The apartment benefits from being sold with a share of freehold, an unexpired lease of 993 years and a complete upper chain.

020 8866 0222









LEASE & SERVICE CHARGE

Lease - 999 years from 01/01/2017, 993 years unexpired
 Service Charge - £3,270.00 per annum (includes building insurance, window cleaning and maintenance of communal areas/gardens)

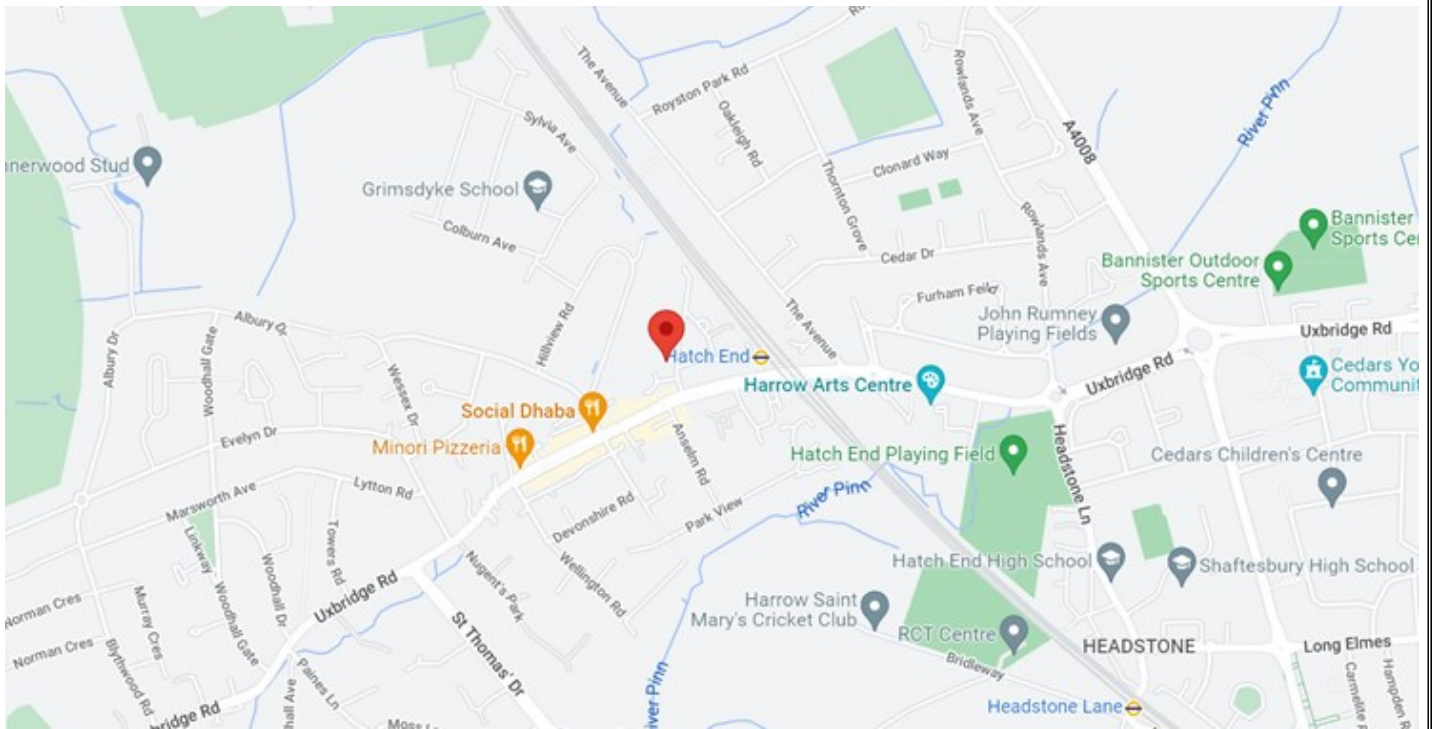
COUNCIL TAX

London Borough of Harrow - Band F - £3,124.04

LOCAL SCHOOLS

Grimsdyke School - 0.27 miles
 St Teresa's Catholic Primary School & Nursery - 0.8 miles
 Hatch End High School - 0.68 miles
 Nower Hill High School - 1.28 miles

LOCAL TRANSPORT



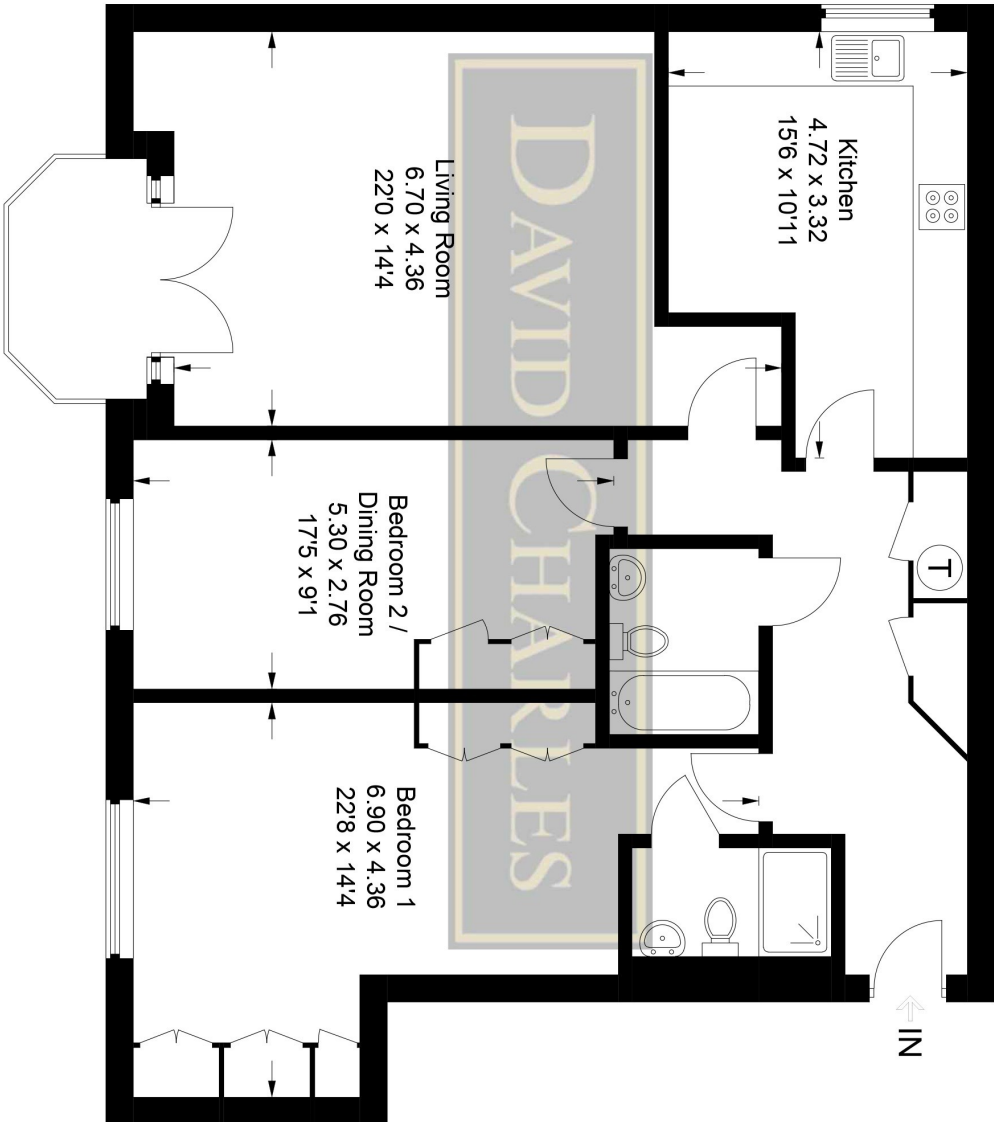
Hatch End Station
 Pinner Station (Metropolitan)

(Overground) - 0.2 miles
 Line) - 1.6 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Sambrook Court

Approximate Gross Internal Area
96.63 sq m / 1,040 sq ft



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.