



34 CLAIRE COURT, WESTFIELD PARK, PINNER, HA5

**£240,000 LEASEHOLD**

## ONE BEDROOM GROUND FLOOR MAISONETTE IN PINNER

- **LEASEHOLD- APPROX 86 YEARS REMAINING**
- **Ground Rent: £120 (rising to £180 from 25th March 2034, £240 from 25th March 2059 and £300 from 2084)**
- **Service Charge: £859.12 for the current year**
- **Parking: There is parking but the lease does not provide an exclusive right to a specific parking space**

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**DESCRIPTION:** A one bedroom ground floor maisonette situated in a quiet cul-de-sac residence just a short stroll from local shops, amenities, and transport links. A fantastic purchase perfect for buy to let investors and first-time buyers alike. The property is a blank canvas and has recently undergone some modernisation to the kitchen and bathroom. Completing the property is a double bedroom, with the added advantage of integrated storage, and a well sized lounge. Further benefits include a porch area, two additional storage cupboards, and maintained communal gardens. Westfield Park is conveniently situated moments from Hatch End High Street, boasting an array of highly regarded restaurants, shops, cafes, and transport facilities including Hatch End, Headstone Lane, and Pinner Stations. With regards to parking, it is available on an availability basis – the lease does not provide a specific right to any specific parking space. An internal viewing is advised in order to appreciate this home and its beautiful surroundings. No onward chain.

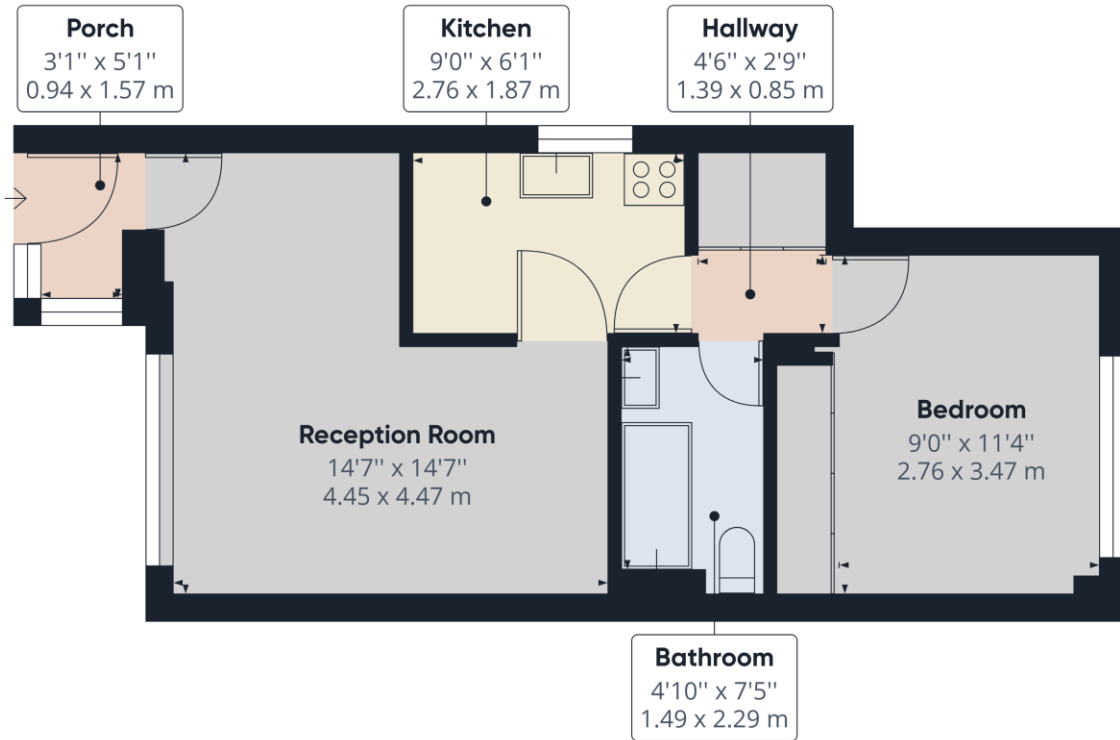


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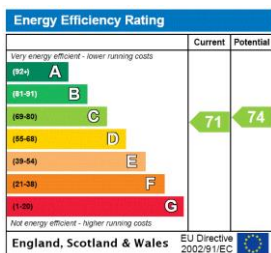
Approximate total area<sup>(1)</sup>  
436.39 ft<sup>2</sup>  
40.54 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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