



Andrew Pearce
PINNER

WEST END COURT , PINNER HA5 1BP

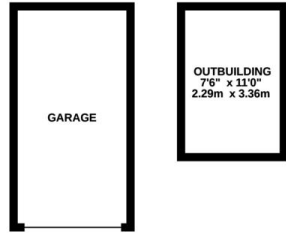


The property is entered via the porch and the accommodation comprises a spacious reception room, fitted kitchen, bathroom and two double bedrooms. Outside, there is a private garden, garage in block and off road parking.

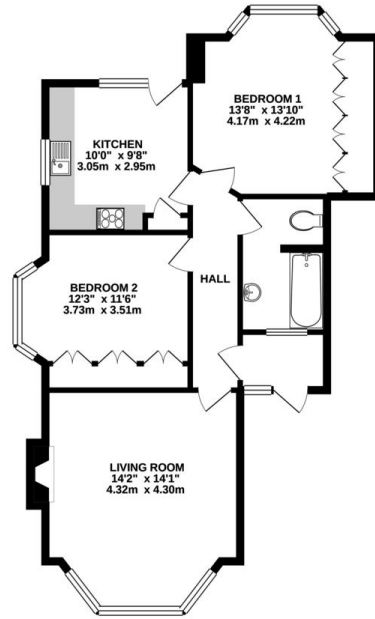
West End Avenue is a short walk from Pinner high street with its charming selection of shops, restaurants and coffee houses. For commuters, there are several bus routes as well as Pinner's Metropolitan Line station, providing quick and direct access into the heart of London. Within the local area are several highly regarded schools including West Lodge Primary School and Pinner High School. Also close by is Pinner Memorial Park and Pinner Village Gardens.



OUTBUILDING
220 sq.ft. (20.5 sq.m.) approx.



GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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