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Andrew Pearce
PINNER

RAYNERS LANE, PINNER, MIDDLESEX, HA5 5EH **£320,000**



An impressive 2/3 bedroom split level maisonette with the accommodation arranged over the first and second floors. The property is presented in first class order throughout, with fresh décor and new carpets.

Originally constructed as a three bedroom home, the interior layout has been re-configured to provide a larger than typical living room, part of which takes the space of the original bedroom. The layout could be re-instated to the original plan with relative ease.

The accommodation, covering a floor area in excess of 1000 sq.ft. comprises: Private ground floor entrance to the front with a staircase up to the first floor. Off the landing is the large front aspect through living / dining room. To the rear is the impressively spacious kitchen/ breakfast room which is extensively fitted with a range of contemporary units, high quality counter tops and a new integrated oven and hob. A double glazed door leads out to the rear access.

A further staircase leads up to the second floor, which accommodates a large front aspect principal bedroom (225 sq.ft), spanning the full width of the property. Completing the overall layout is a second, double bedroom (146 sq.ft) and a modern, white three piece bathroom suite.

Outside, the property enjoys the benefit of allocated parking to the rear and Rayners Lane Metropolitan / Piccadilly line station is within a short stroll.

The present owners are currently undertaking discussions with the freeholder to negotiate a lease extension. The exiting term is 86 years unexpired.

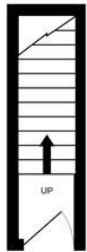
No service charges

The property is to be offered with the benefit of a Section 42 Notice, allowing the new owner to extend the lease to 175 years.

GROUND FLOOR
39 sq.m. (34 sq.m.) approx.

1ST FLOOR
529 sq.m. (482 sq.m.) approx.

2ND FLOOR
461 sq.m. (424 sq.m.) approx.



RAYNERS LANE, HARROW, HA5 5EH

TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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