



**A SUPERB 2 BEDROOM GROUND FLOOR APARTMENT WITH A PRIVATE REAR GARDEN**

Pinner Road, Pinner, HA5 5QY





**GROUND FLOOR • PRIVATE REAR GARDEN •  
GENEROUS LOUNGE • MODERN KITCHEN /  
BREAKFAST ROOM • TWO DOUBLE BEDROOMS  
• TWO BATH/SHOWER ROOMS • OFF-STREET  
PARKING FOR ONE CAR • OUTBUILDING •  
NEW LEASE UPON COMPLETION**

### **Description**

Forming part of this fantastic, character property just a short walk from Pinner high street, is this superb two bedroom, two bathroom, ground floor apartment with an impressive, private rear garden, an outbuilding and off-street parking. The property has been beautifully maintained throughout and offers a modern yet comfortable lifestyle, with a new lease available upon completion.

The apartment comprises a generously sized, front aspect lounge with a feature fireplace, two great double bedrooms with one benefiting from an en-suite shower room, a three-piece family bathroom and a stylish, modern fitted kitchen/breakfast room. A real hidden gem of this property is the attractive, private rear garden that is beautifully presented with a large patio/seating area, and an impressive outbuilding to the rear. The garden is accessed via patio doors off the kitchen, ideal for when entertaining in the summer months. The apartment comes with one off-street parking space.







### Location

Situated a short walk from Pinner high street and a vast selection of shopping facilities, restaurants, coffee houses and popular supermarkets. Alternatively, Hatch End, North Harrow, Rayners Lane and Eastcote are all within easy reach. For commuters, nearby Pinner and North Harrow underground stations offer a frequent service into London via the Metropolitan Line, with the Overground available at Hatch End station. The area is well served by primary and secondary schooling, children's parks/play area's and recreational facilities.

### Additional Information

Guide Price: Price on Application

Tenure: Leasehold

Lease Length: New lease upon completion

Service Charge: £170 per month (subject to annual review)

Ground Rent: £0

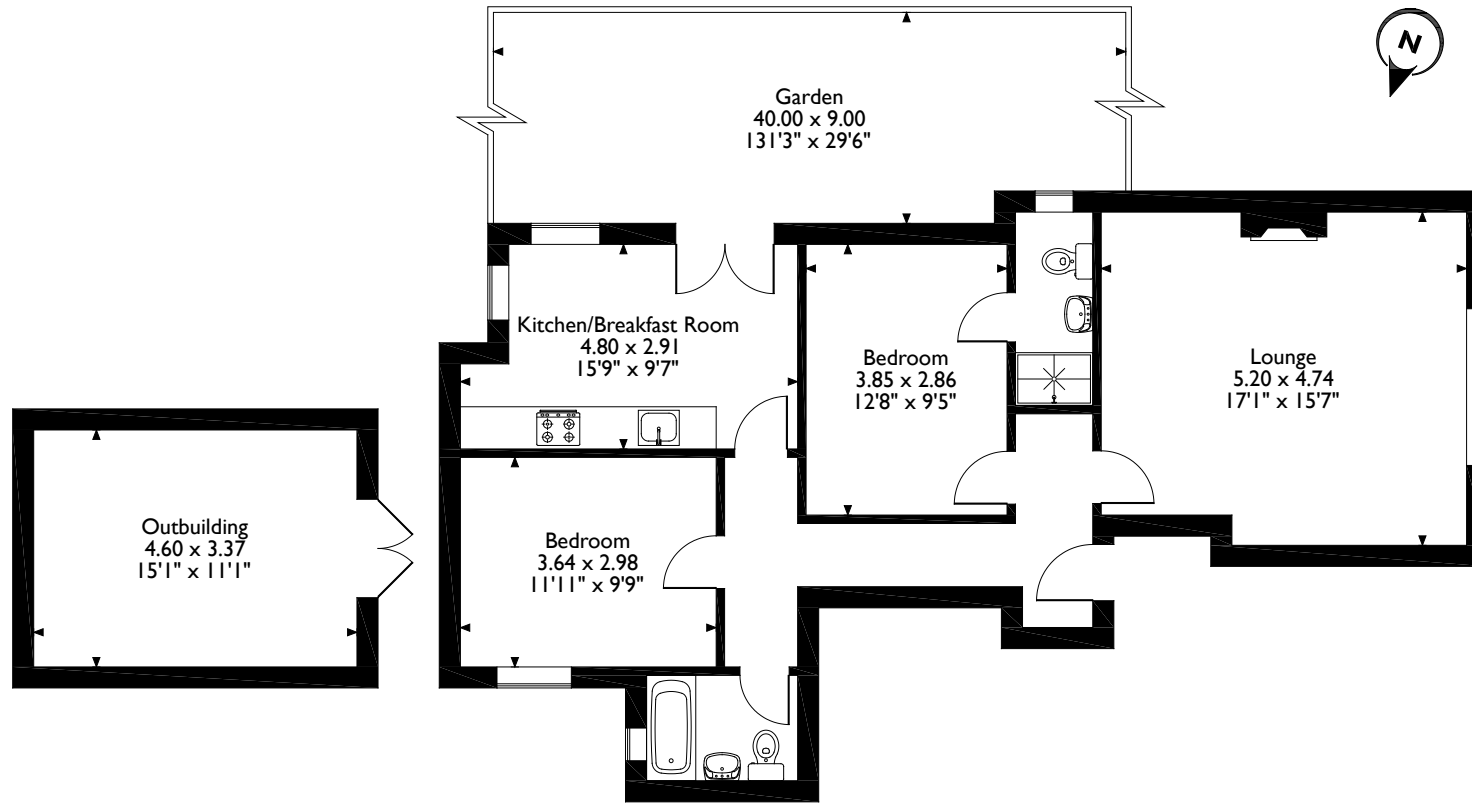
Local Authority: London Borough of Harrow

Council Tax: Band C

Energy Efficiency Rating: Band C



Pinner Road, Pinner  
Approximate Gross Internal Area  
Main House = 77 Sq M/829 Sq Ft  
Outbuilding = 16 Sq M/172 Sq Ft  
Total = 93 Sq M/1001 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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