



  
**Andrew Pearce**  
PINNER

**FLAT 1, 229 ALEXANDRA AVENUE, HA2 9DL**



**A stylish range of just four high specification newly converted apartments, set within this select development. All apartments feature smart, well planned interiors and lawned outside space.**

Apartment 1, is a two bedroom, two bath/ shower room, ground floor apartment, accessed via the communal hallway with video entry phone. The spacious entrance hall features a large double storage cupboard and leads through to the impressive open plan kitchen / living room. This bright and spacious room spans the full width of the apartment and provides direct access to the private garden.

The living space is enhanced with twin skylight windows allowing plenty of natural light to flow through. The kitchen is extensively fitted with a range of streamlined units and incorporates integrated appliances including oven, hob, extractor, fridge freezer and dishwasher. The combination boiler is housed within a wall unit.

The principal en-suite bedroom enjoys a bay window to the front and the contemporary en-suite shower room is fitted with a three piece suite including a W.C. vanity sink unit and a double shower with glazed doors, all neatly finished with tiled walls and flooring

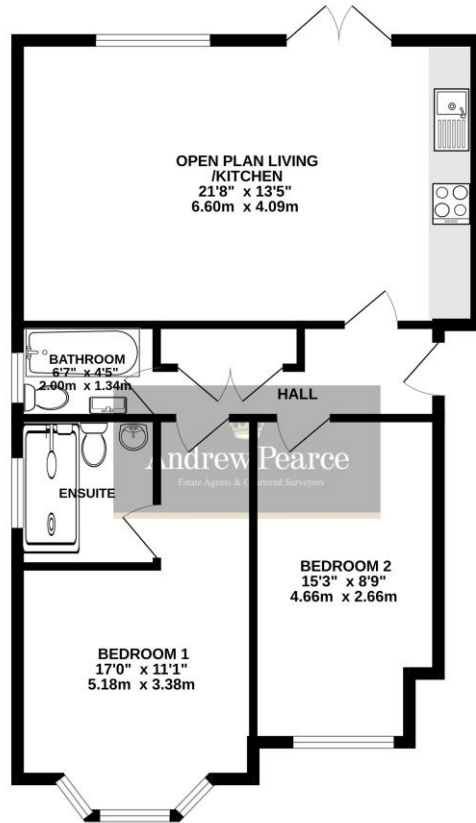
The second bedroom is a good size front aspect double room and completing the interior layout is the main bathroom, equipped with a bath tub, W.C. and vanity sink unit, with smart tiling to the walls and floor providing the finishing touch.

Outside, this apartment enjoys a private garden, with a large tiled patio and steps down to a neat area of fresh lawn, all enclosed with fenced boundaries. A private gate provides useful side access.

To front, the gardens are landscaped and a block paved driveway provides one allocated space for this apartment.



**GROUND FLOOR**  
705 sq.ft. (65.5 sq.m.) approx.



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TOTAL FLOOR AREA : 705 sq.ft. (65.5 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. The 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



