




Andrew Pearce
PINNER

GRANVILLE PLACE, ELM PARK ROAD, HA5 3NF



No Onward Chain - A light-filled two bedroom second floor apartment located in a sought after development in Central Pinner Village.

Upon entering the property there is an entrance hallway with storage cupboards and security entry phone system leading to a spacious reception room which overlooks the rear and is dual aspect.

A fitted kitchen has a range of storage cupboards and fitted units and a light-filled living/dining room. There is a family bathroom, generous master bedroom with fitted wardrobes and a second bedroom. Also has the added benefit of extra storage in the loft.

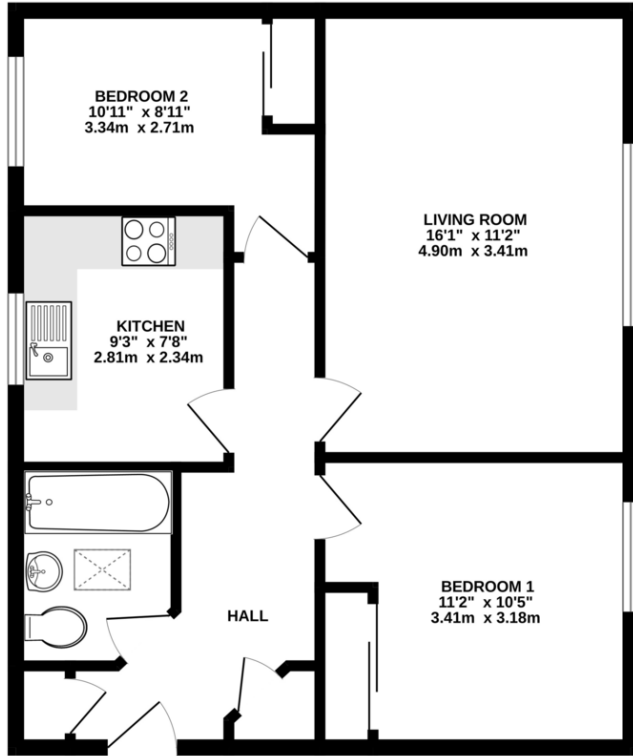
Further benefits to the property include allocated parking, visitor parking and well-maintained communal gardens.

Granville Place, which is accessed by a private road is situated off Elm Park Road just footsteps from Pinner's wide choice of shops, restaurants, coffee houses, popular supermarkets, and charming old high street. Transport facilities include local bus links and the Metropolitan Line at Pinner tube station, providing a fast and frequent service into central London.



Share of Freehold
Long Lease
Service Charge TBA
Ground Rent TBA

GROUND FLOOR
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

