



LITTLE ORCHARD
CLOSE

A DELIGHTFUL TWO BEDROOM, FIRST FLOOR MAISONETTE WITH NO CHAIN

Little Orchard Close, Pinner, HA5 3DR

ROBSONS

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**CHAIN FREE • FIRST FLOOR • LONG LEASE •
THROUGH LOUNGE / DINER • WELL-
EQUIPPED KITCHEN • TWO DOUBLE
BEDROOMS • FAMILY BATHROOM WITH
SEPARATE WC • COMMUNAL GROUNDS •
RESIDENTS PARKING • PRIVATE GARAGE**

Description

A charming and well-presented two-bedroom, first floor maisonette, positioned on a peaceful close just a short walk from Pinner's amenities and transport facilities, offered to the market with no onward chain.

The accommodation comprises a spacious hallway, a through lounge/diner with a private balcony, a well-equipped kitchen, two double bedrooms and a family bathroom with a separate WC. The property sits on well-maintained grounds for all residents to enjoy, with parking available and a private garage in a nearby block.





Little Orchard Close is located off Barrow Point Lane, just a short walk from Pinner's amenities, including a variety of shops, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line is available at Pinner Station, with local bus routes easily accessible. Hatch End can be found close by, with an alternative choice of amenities, and the Overground service at Hatch End Station, which provides a frequent service to London Euston.

The area is well served by local primary and secondary schooling, leisure facilities and recreational facilities.

Additional Information

Tenure: Leasehold

Lease Length: 161 Years

Service Charge: Approx. £1,150.00 p. a (subject to annual review)

Ground Rent: £0

Local Authority: London Borough of Harrow

Council Tax: Band D

Energy Efficiency Rating: D



Approximate Gross Internal Area
 Ground Floor = 2.9 sq m / 31 sq ft
 First Floor = 72.5 sq m / 780 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 88.6 sq m / 953 sq ft

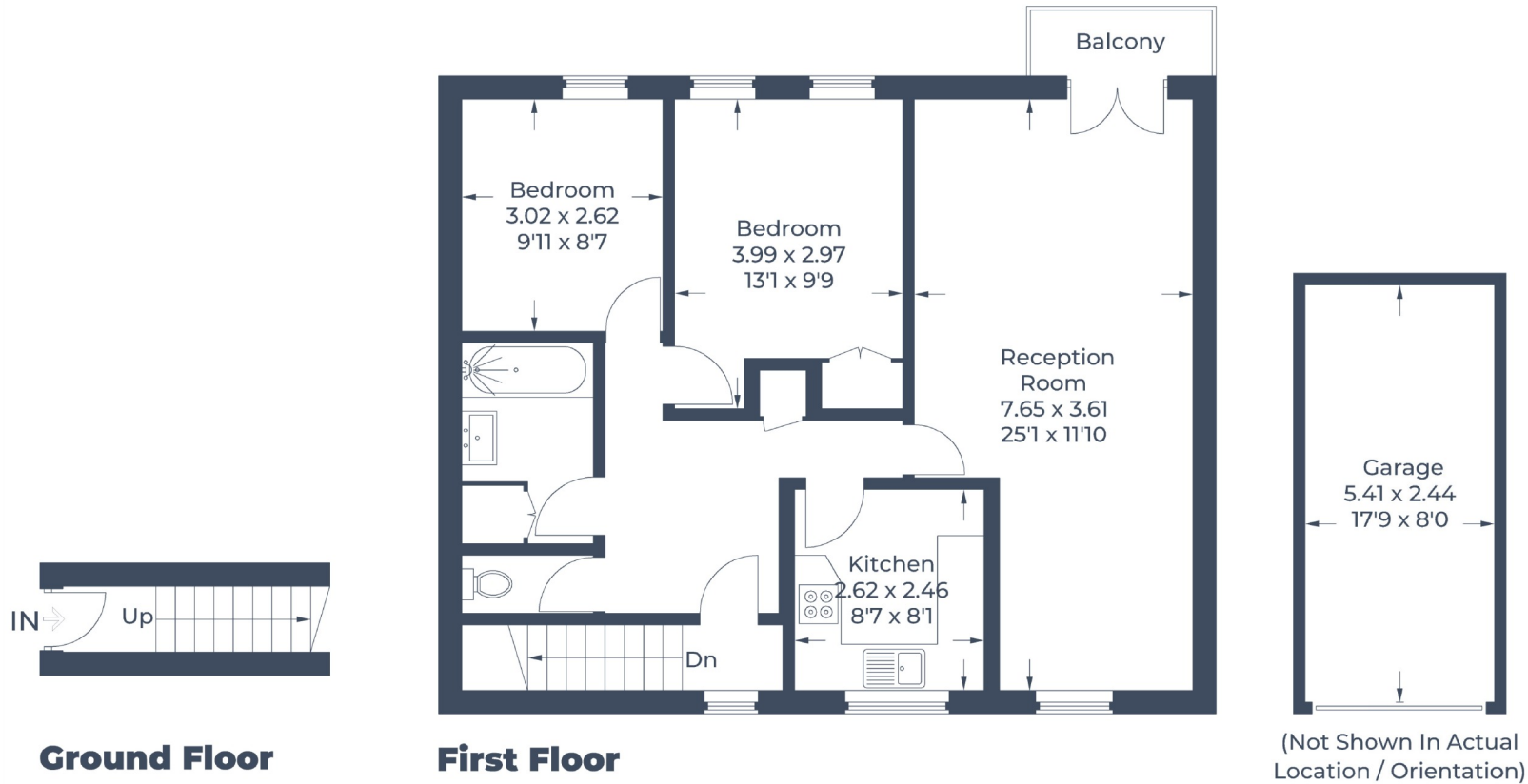


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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