



  
**Andrew Pearce**  
PINNER

**WEST END AVENUE, PINNER, HA5 1BN** **£450,000**



Well-presented two double bedroom first floor split level flat situated in a great location, just moments from West Lodge primary school, and in close proximity to Nower Hill High School and Pinner High, as well as being close to local shopping and transport facilities.

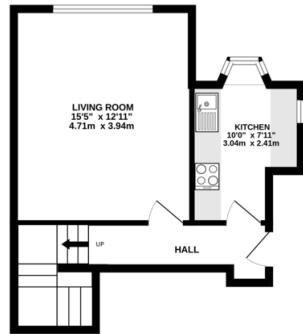
The accommodation comprises of an entrance hallway. Off the hallway is a bright and inviting reception room with ample space for living and dining. The property also benefits of a modern fitted dual aspect kitchen, with eye and base level units providing ample storage. Stairs lead to the first floor which comprises of two large double bedrooms and a fresh three-piece bathroom.

The development is a short walk from Pinner high street with its charming array of shops, eateries and coffee houses. For commuters, there are several bus routes as well as Pinner's Metropolitan Line station, providing access into Central London.



- Immaculately presented two bedroom split level apartment
- Recently fitted kitchen and bathroom
- Close to Pinner Village
- EPC - C
- London Borough of Harrow
- Council Tax band D

FIRST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



SECOND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		