



  
**Andrew Pearce**  
PINNER

ELM PARK COURT, PINNER, MIDDLESEX, HA5 3LJ





**Presenting a three-bedroom ground floor flat in the sought-after Elm Park Court, an elegant art deco mansion block.**

**Offered for sale with no upper chain.**

This Grade II listed Building boasts stunning communal grounds and ample parking for residents and visitors. Located a short stroll from Pinner High Street with its delightful selection of shops, eateries, coffee houses and supermarkets. Close by are several bus routes and the Metropolitan Line station provides quick and direct access into Central London and beyond. The area is also well served with a range of recreational facilities, children's playgrounds and outstanding schools, including West Lodge and Pinner Wood

This spacious apartment boasts an L-shaped hallway, a double-aspect lounge, a stunning kitchen, and three generously sized bedrooms.

The modern bathroom suite adds to the charm.

Outside, you'll find meticulously landscaped grounds and resident parking.

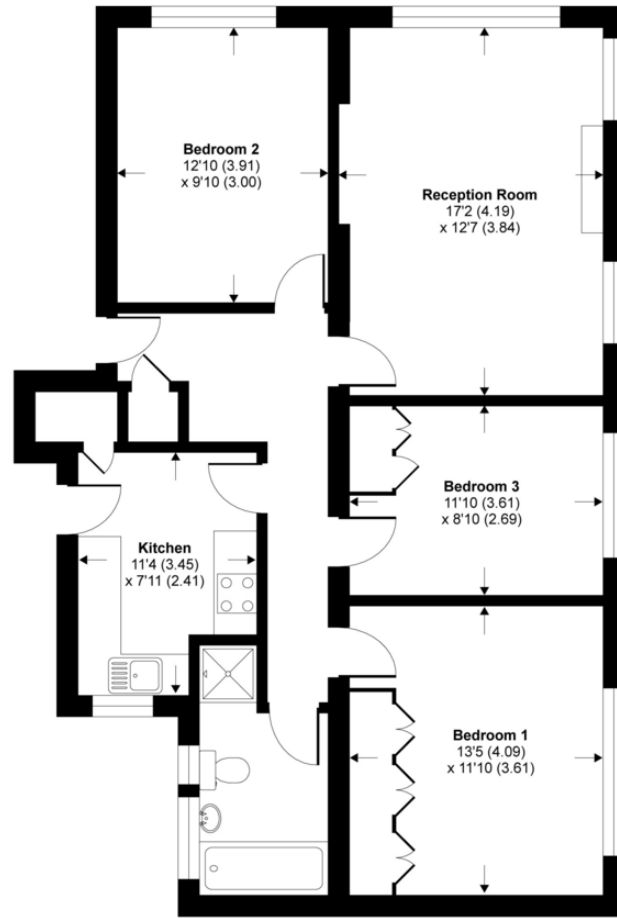
The location is ideal, with leading schools like West Lodge and Pinner Wood, as well as private schools at Rediford, just a short walk away.

Lease: 960 years. Service Charge: £860 per quarter



# Elm Park Court, Elm Park Road, Pinner, HA5

APPROX. GROSS INTERNAL FLOOR AREA 912 SQ FT 84.7 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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