



**A DESIRABLE 2 BEDROOM GROUND FLOOR APARTMENT IN A PRIME LOCATION**

The Avenue, Hatch End, Pinner, HA5 4EH

**ROBSONS**

The Avenue, Hatch End, Pinner, HA5 4EH

**GROUND FLOOR • LOUNGE/DINER • TWO DOUBLE BEDROOMS • TWO BATHROOMS • KITCHEN/BREAKFAST ROOM • TWO PATIO AREAS • COMMUNAL GARDEN • GATED OFF-STREET PARKING**

### Description

A large and beautifully presented, two-bedroom, two-bathroom ground floor apartment, forming part of an attractive development on one of Hatch End's premium roads.

The apartment comprises a generous lounge/diner that is full of natural light, with the added benefit of access to a patio area. There is a well-equipped kitchen/breakfast room offering plenty of storage space, with integrated appliances and double doors opening out to the front lawn. The master bedroom sits to the rear of the apartment, with a spacious en-suite, fitted wardrobes, and direct access to a second patio area. A further double bedroom, also with fitted wardrobes, and a three-piece family bathroom complete the apartment. The development is set within well-maintained communal grounds, with a large garden and gated off-street parking.





The Avenue is located a short walk from Hatch End High Street, and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. Pinner High Street is also close by, and offers an alternative choice of amenities. For commuters, Hatch End Overground Station provides a frequent service into London Euston, with the Metropolitan Line available at nearby Pinner Station, and easy access to local bus routes.

The area is well served by primary and secondary schooling, including Grimsdyke, Pinner Wood and Pinner Park Primary Schools, as well as Hatch End and Nower Hill Secondary Schools. There are plenty of local parks and playing fields within the area, as well as Grimsdyke Golf Course, which is close by.

### **Additional Information**

Tenure: Leasehold

Lease Length: 105 Years as of 2024

Annual Service Charge: Approx. £2,600

Annual Ground Rent: Approx. £541.00

Local Authority: London Borough of Harrow

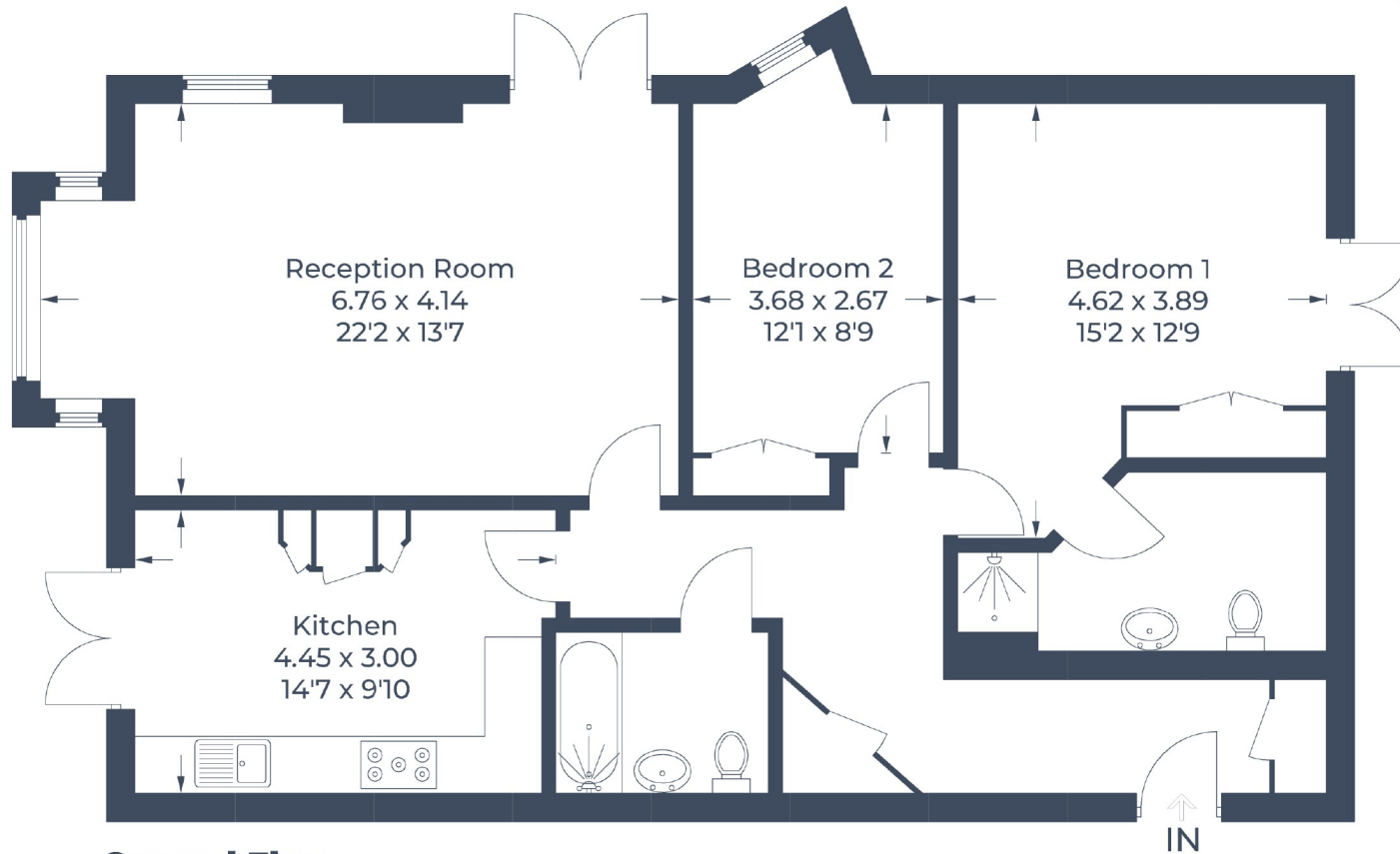
Council Tax: Band E

Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area = 94.6 sq m / 1019 sq ft



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Robsons



1 High Street, Pinner HA5 5PJ  
Tel: 020 8866 8083 Email: [pinner@robsonsweb.com](mailto:pinner@robsonsweb.com)  
[www.robsonsweb.com](http://www.robsonsweb.com)

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.