




Andrew Pearce
PINNER

THE FORRESTERS , WINSLOW CLOSE, HA5 2QY



Located within a highly desirable gated community, this split-level apartment offers versatile living accommodation in a convenient setting, close to local amenities. It is offered for sale with no upward chain. Double length garage and a share of freehold.

The property features an inviting entrance hallway with a beautiful spiral staircase. Sliding doors lead to a generously sized reception room and a fitted kitchen with both eye-level and base units, along with an adjoining utility room. Completing this floor is a large double bedroom with fitted wardrobes and a lovely cozy corner, as well as a modern shower room.

Ascending to the first floor via the spiral staircase, you'll find the master bedroom with an adjoining dressing room and en-suite shower room. The sun-drenched private balcony is ideal for enjoying the summer months.

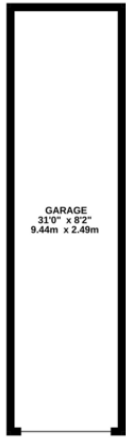
Additional benefits include beautifully landscaped communal gardens, parking, and a double-length garage.

Winslow Close is conveniently located just moments from Eastcote High Street, which offers a variety of shops, eateries, and bus routes. Eastcote Station provides easy access to Central London via the Metropolitan and Piccadilly lines. The area is also home to several highly regarded schools.

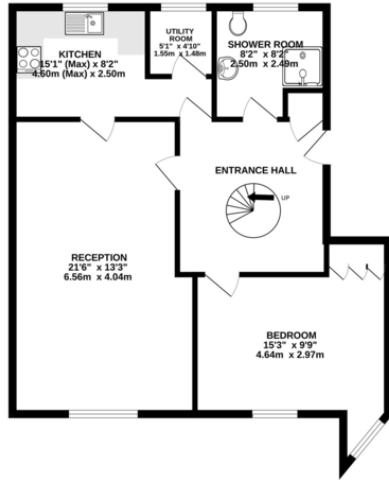


Share of Freehold
965 Year Lease
Service Charge – approx. £4000 pa
Ground Rent - £150 pa

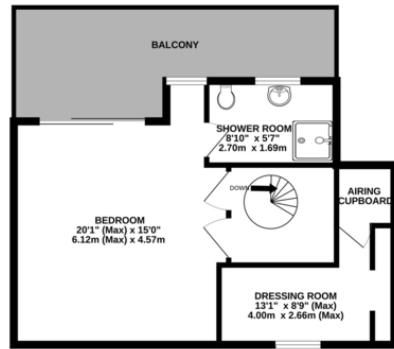
GARAGE
203 sq.ft. (18.8 sq.m.) approx.



1ST FLOOR
114 sq.ft. (10.5 sq.m.) approx.



2ND FLOOR
46 sq.ft. (4.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1463 sq.ft. (135.9 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		69 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



