



  
**Andrew Pearce**  
PINNER

**FIELD END ROAD, PINNER, HA5 1QG** **£385,000**



This spacious and immaculately presented two-bedroom, split-level flat is ideally located in the heart of Eastcote, offering over 1,000 square feet of well-proportioned living space. It presents an excellent opportunity for both investors and homeowners.

Upon entering, the hallway leads to the generous living room, which features large double-glazed windows that flood the space with natural light. The room is further enhanced by a charming feature fireplace, creating a warm and inviting atmosphere. The second bedroom, features a beautiful fireplace and is perfect for use as a guest bedroom or home office. The modern family bathroom boasts a stylish suite with a panel-enclosed bath and vanity sink unit, with tiled walls and a frosted double-glazed window that allows natural light while maintaining privacy. A separate WC completes the accommodation.

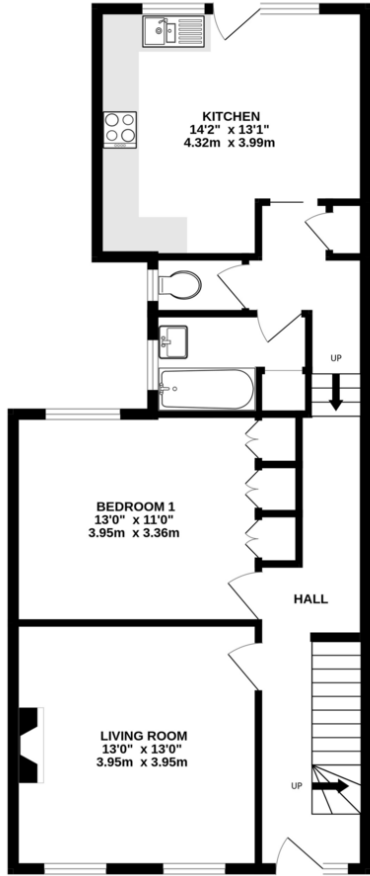
The modern kitchen, located at the rear of the property, is fitted with high-quality eye and base-level units, providing ample storage space. It comes fully equipped with a gas oven, hob, washer-dryer and dishwasher, making it an ideal space for both cooking and entertaining.

Upstairs, the spacious master bedroom enjoys peaceful rear views through double-glazed windows, allowing plenty of natural light to fill the room. It also includes a radiator for warmth and offers ample space for a large bed and additional furniture. The study offers flexible space for a nursery, home office, or additional guest bedroom.

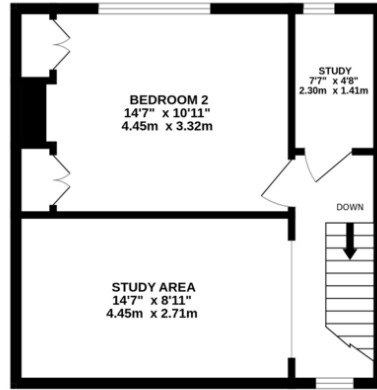


Ideally located just moments from Eastcote High Street and its train station, the property benefits from excellent transport links via the Metropolitan and Piccadilly Lines. Eastcote itself offers a vibrant community with a wide range of amenities, including shops, cafes, restaurants, and supermarkets. For outdoor enthusiasts, the nearby Eastcote House Gardens and surrounding parks provide ample green space.

GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 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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