



  
**Andrew Pearce**  
PINNER

LILY CLOSE, PINNER HA5 3JT

£415,000



The property enjoys an open plan contemporary kitchen/living/dining room with access to a balcony, two double bedrooms (both with fitted wardrobes) and two modern bath/shower rooms.

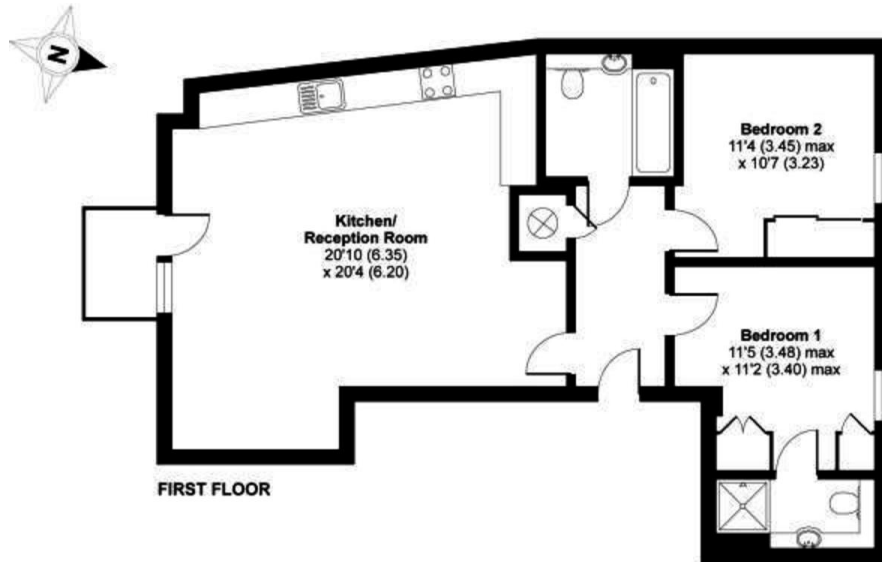
Pinner can be found within close proximity offering a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner tube station, providing a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

Property Key Features:

- COMMUNAL ENTRANCE
- STAIRS TO FIRST FLOOR
- ENTRANCE HALL
- MODERN KITCHEN/LIVING/DINING ROOM
- TWO DOUBLE BEDROOMS (ONE WITH EN-SUITE)
- TWO BATHROOMS (ONE EN-SUITE)
- BALCONY
- COMMUNAL PARKING



APPROX. GROSS INTERNAL FLOOR AREA 816 SQ FT 75.8 SQ METRES



*\*For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.\**  
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.





