

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



Cornwall Road, Pinner

£389,950



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A well maintained Two Bedroom Ground Floor Flat situated within walking distance of local shops, fine dining restaurants, schools and transport, including station.

Comprising entrance hall, lounge/diner, fitted kitchen with integrated appliances, two double bedrooms and bathroom/wc.

Features include recently fitted combi boiler with remaining warranty, double glazing, entry phone system, well maintained grounds, private car park adjacent to the property and a Share of the Freehold.



Ground Floor

Lounge/Diner 5.54m (18'2") x 2.00m (6'7")

Bright living area with large window to the front and door leading into the kitchen.

Kitchen 4.33m (14'2") x 2.69m (8'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, four ring gas hob with extractor hood over, window to front, Storage cupboard/pantry.



Shower Room

Corner Shower with glass retracting doors, wash hand basin and WC, window to rear, door to:

Service Charge
£1200 Per Annum

Bedroom 1 3.68m (12'1") x 3.65m (12')

Generous double bedroom with window to rear and fitted wardrobes.

Ground Rent
£100 Per Annu

Bedroom 2 3.68m (12'1") x 2.88m (9'5")

Another double bedroom with window to rear, and freestanding wardrobe.

Council Tax Band: C

EPC Rating: D

Tenure: Leasehold / in the process of purchasing share of freehold.

Communal Gardens

A selection of good outdoor space with allocated washing line and off-street parking.

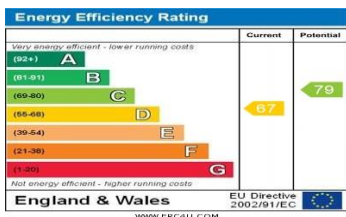
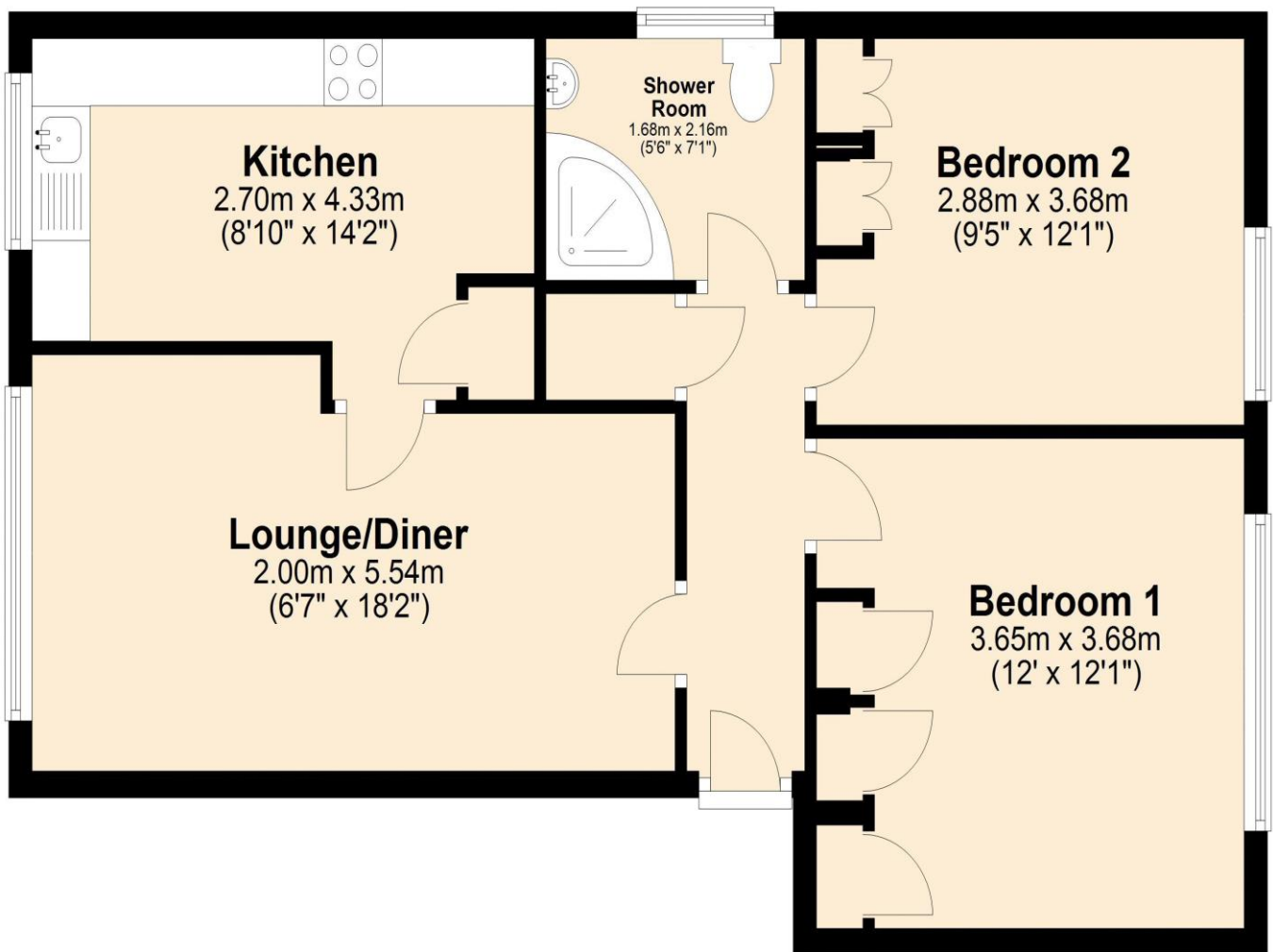


KEY FEATURES:

- Two Double Bedrooms ● Fitted Kitchen ● Lounge/dining Room ● Shower Room
- Off Street Parking ● Share of Freehold
- Walking Distance to Hatch End Broadway

Ground Floor

Approx. 61.8 sq. metres (665.2 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.