



THE CHESTNUTS

Andrew Pearce
PINNER

CORNWALL ROAD, HATCH END, PINNER, HA5 4LX



A well presented one bedroom first floor apartment located in the heart of Hatch End, just off of the High Street. 100+ years on the lease and a garage in a block.

Benefits include a security Entryphone system, double glazing, gas central heating and a garage in a nearby block.

The accommodation briefly comprises living room, kitchen, double bedroom, bathroom & WC. Outside, there are communal gardens which are laid to lawn. This property has the added advantage of being offered with a 100 year lease

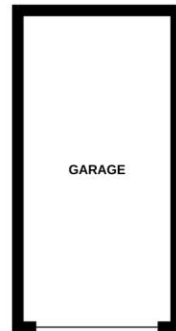
Early viewings are highly recommended

Located off Hatch End high street, this property is conveniently close to a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. Pinner Village is also close by and offers additional shopping facilities and restaurants for you to enjoy. For commuters, there are excellent transport links in the area with the Overground services at Hatch End station and the Metropolitan line available at Pinner tube station. The area is well served by primary and secondary schooling (catchment for Grimsdyke school), children's play areas and recreational facilities.

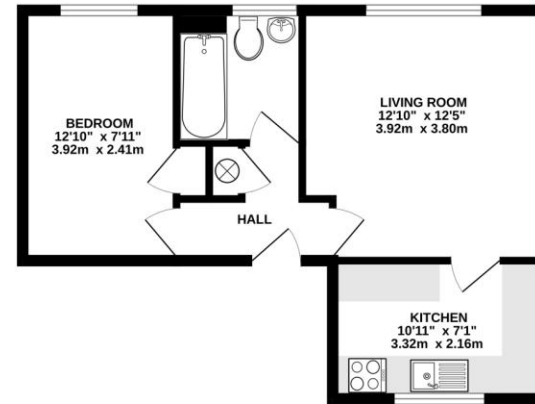


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

OUTBUILDING
132 sq.ft. (12.3 sq.m.) approx.



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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