



Private

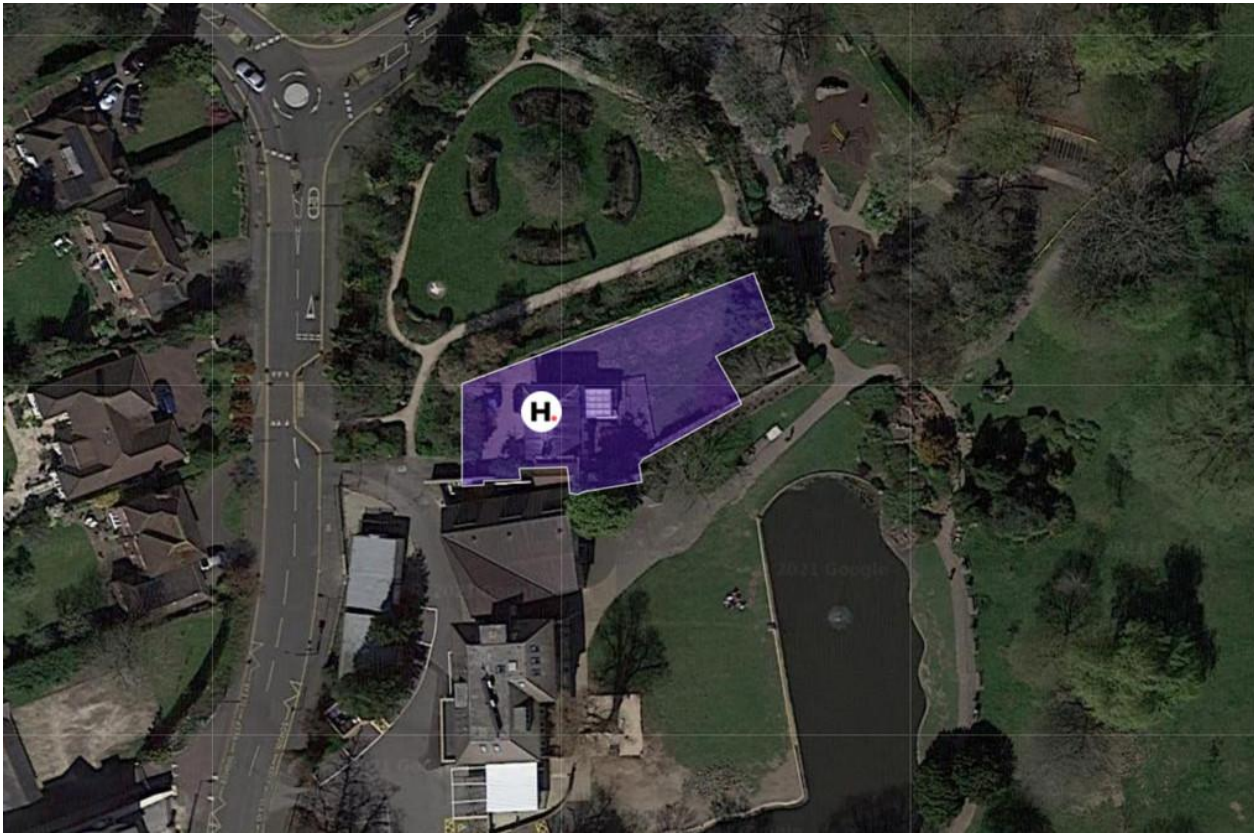


Andrew Pearce

PINNER

WEST END LANE, PINNER, MIDDLESEX HA5 1AE

£1,250,000



West Lodge House is a stunning character cottage located in this truly unique position in Central Pinner, within the grounds of Pinner Memorial Park.

Accommodation comprises; gated entrance leading to a gravelled driveway with multiple parking for 5 cars. Front door, entrance hallway, guest cloak room, front aspect reception with tow sash windows to the front aspect, inner lobby, fitted kitchen with a range of wall and base units and windows to the side aspect, rear aspect living room with a feature fireplace and completing the ground floor is a lovely conservatory.

Stairs lead to the first floor with far reaching views over the rear garden and Pinner Memorial Park. Three large double bedrooms and a family bathroom.

Outside the property has a large rear garden, outbuilding and potential to extend, subject to planning permission.

Located in the grounds of Pinner Memorial Park, the property is uniquely position in the heart of Pinner and is just a short walk to Pinner Village and West Lodge School.

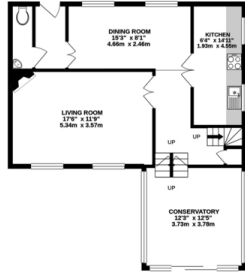
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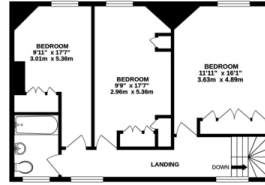
OUTBUILDING  
195 sq ft (18.1 sq m) approx.



GROUND FLOOR  
713 sq ft (65.7 sq m) approx.



1ST FLOOR  
855 sq ft (78.6 sq m) approx.



TOTAL FLOOR AREA: 1560 sq ft (145.0 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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