

# Granville Place

Pinner • • HA5 3NF  
Asking Price: £375,000



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est 1986

# Granville Place

Pinner • • HA5 3NF

Granville Place is conveniently located in heart of Pinner Village. This two bedroom second floor flat is the perfect home for professionals, first time buyers, families, commuters or investors. Situated in a sought-after location, merely footsteps from Pinner High Street, offering its charming selection of shops, eateries, coffee houses and supermarkets. The property also benefits from having a share of the freehold, communal gardens and one allocated parking space.

Second Floor Flat

Two Bedrooms

Living/Dining Room

One Bathroom

Loft Storage Space

Footsteps from Pinner Village

Allocated Parking Space

Share of Freehold

Walking distance to Pinner Station

Approx Area: 602 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Description

As you step inside this top floor flat, you are greeted by a spacious hallway that leads to a bathroom and a generous master bedroom with ample fitted wardrobes. There is a second bedroom, a well-equipped kitchen, and a light-filled living/dining room.

### Outside

The flat has one allocated parking space, plenty of visitors parking and well-maintained communal gardens.

### Location

Granville Place is set within walking distance from Pinner High Street. 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, The City and beyond. The area is also well served for parks/playgrounds and recreational facilities. Within the local area are highly-regarded primary and secondary schools and a number of open spaces.



### Schools:

West Lodge Primary School 0.3 miles  
Reddiford School 0.5 miles  
Pinner Wood School 0.6 miles



### Train:

Pinner Station 0.3 miles  
Northwood Hills Station 1.0 miles  
Hatch End Station 1.2 miles



### Car:

M4, A40, M25, M40



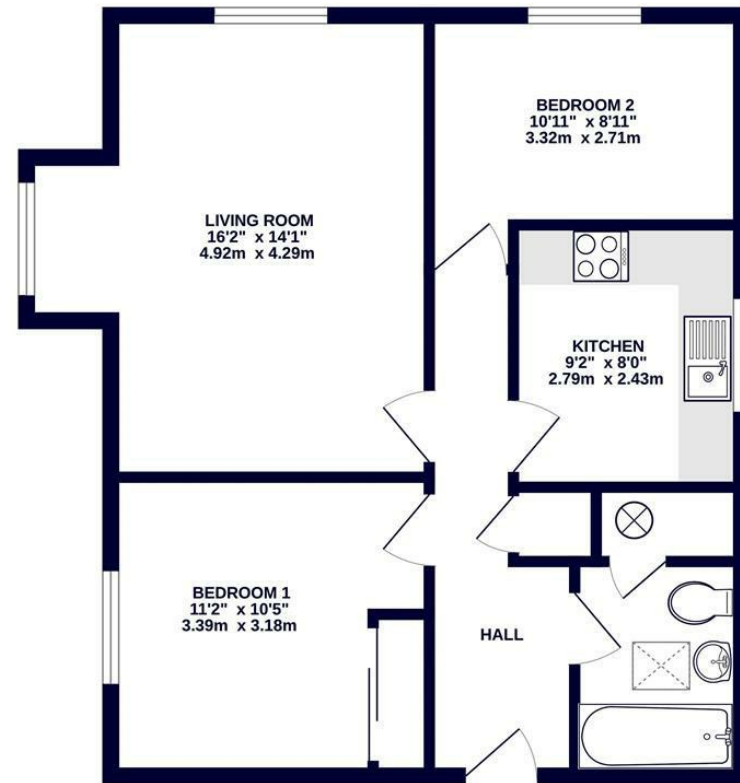
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (56.0 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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Energy Efficiency Rating	
Energy efficient - lower running costs	Costs
A (92-100)	Very low
B (81-91)	Low
C (69-80)	Medium-Low
D (55-68)	Medium
E (39-54)	Medium-High
F (21-38)	High
G (1-20)	Very high
Not energy efficient - higher running costs	
England & Wales	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.