



Andrew Pearce  
PINNER

The logo for Andrew Pearce PINNER features a gold crown icon above the name 'Andrew Pearce' in a white serif font, with 'PINNER' in a smaller, gold sans-serif font below it. The entire logo is set against a black rectangular background.

HIGH MEAD, HARROW, HA1 2TX £350,000



**A very well presented, 2 bedroom second floor flat, located within a sought-after, purpose-built mansion-style block. Chain free sale.**

The building features classic 1930's architectural elements, full of character and charm. The apartment offers a bright and spacious living room, a large, fully fitted kitchen/diner, featuring contemporary cabinetry and ample counter tops. A fixed wall dresser units adds character.

There are two good-sized bedrooms, both of which provide plenty of space for furnishings and storage. These rooms can easily accommodate a double bed. Completing the interior layout is the modern white bathroom, neatly finished with contemporary fixtures and fittings, including a glazed corner shower unit, WC, and a hand basin.

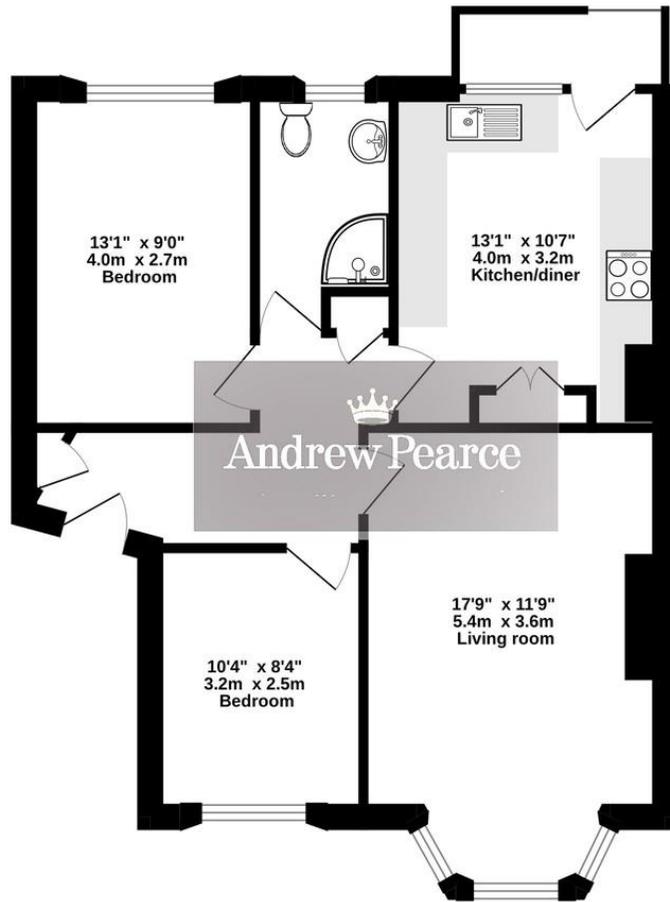
Externally, the property benefits from communal gardens. Additionally, there is residents' parking available.

The flat is ideally situated, with easy access to local shopping facilities, restaurants, and transport links, including Harrow-on-the-Hill station, providing excellent connections to central London.

Chain free sale.

**Tenure: Leasehold 154 years unexpired**  
**Service Charge: £360 per quarter**  
**Council Tax: Band C**

SECOND FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.2 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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