



  
**Andrew Pearce**  
PINNER

THE BOLTONS, PINNER VIEW, HARROW, HA1 4SD

£395,000





## **A Stylish and Spacious Purpose-Built Two Bedroom, Two Bathroom Apartment within an Exclusive Development of Just 12 Homes**

Situated within a highly desirable and select development, this purpose-built two-bedroom, two-bathroom apartment offers modern living in a secure and well-maintained environment. The property enjoys a share of the freehold and is ideal for those seeking comfort, convenience, and quality design in a pleasant residential setting.

Accessed via a communal entrance with a secure entry phone system, the apartment features a spacious lounge area, featuring elegant bi-fold doors that open to a Juliet balcony.

The kitchen is stylishly appointed with a contemporary range of fitted units and integrated appliances, including an oven and hob, all complemented by sleek finishes and practical workspace.

The principal double bedroom benefits from fitted wardrobes and a well presented modern en-suite shower room. The second double bedroom also features built-in wardrobes.

The main bathroom is finished to a high standard, showcasing a timeless white suite, with full tiling to both the walls and floor, creating a clean, contemporary space.

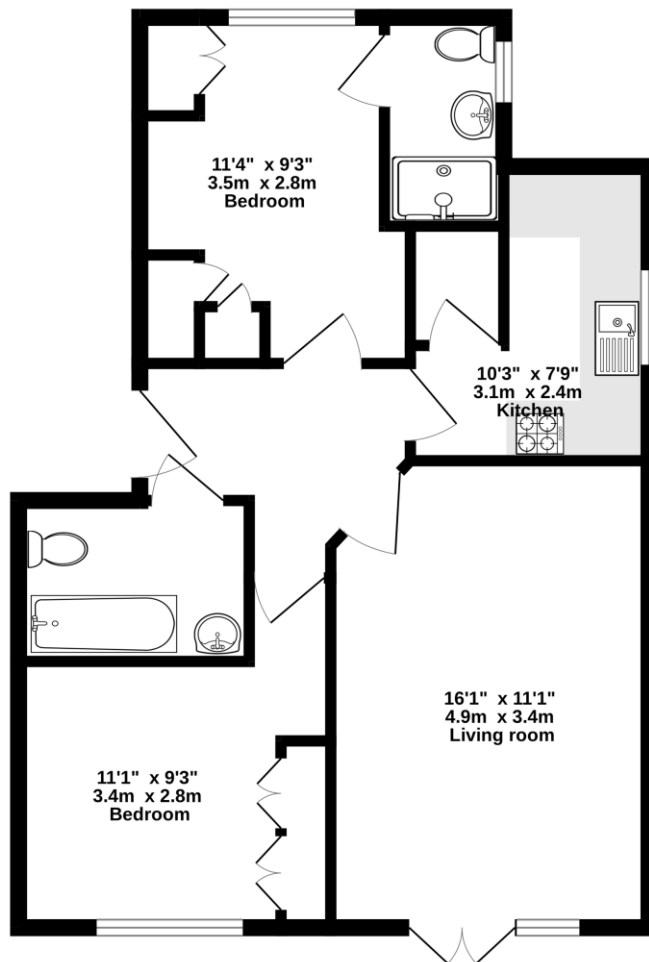
Externally, the apartment is set amidst well-maintained communal gardens, with neatly tended lawns providing a tranquil green outlook. Residents also benefit from secure gated parking, offering both peace of mind and convenience.

The Boltons is located within easy reach of the multiple shopping and transport facilities at Harrow town centre, including Harrow on the Hill Metropolitan line station.

Chain free sale.



FIRST FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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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