



ESTATE & LETTINGS AGENTS

Pinner Road, Northwood, HA6



FOR SALE £325,000 Leasehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

We are delighted to present this spacious ground floor, purpose-built flat located in the desirable and affluent area of Northwood. This property is perfect for first-time buyers looking to start their homeownership journey or buy-to-let investors seeking a high-demand rental property.

Spacious Lounge/Dining Room: A generously sized living area that accommodates both relaxation and dining, perfect for entertaining guests or enjoying family meals.

Double Glazed Windows: Ensures energy efficiency and reduces noise, contributing to a comfortable living environment.

Separate Fitted Kitchen: A well-equipped kitchen with modern appliances and ample storage, ideal for cooking enthusiasts.

Two Spacious Double Bedrooms: Offering plenty of space and comfort, these bedrooms are perfect for restful nights.

Bathroom and WC: A modern bathroom with quality fittings.

Laminate Flooring: Easy to maintain and adds a contemporary touch to the home.

Communal Garden: A shared outdoor space that offers a pleasant environment for relaxation and social activities.

Parking: Ensures convenient and secure parking for residents.

Proximity to Schools: Close to highly regarded schools, making it an excellent choice for families with children.

Fine Selection of Coffee Bars and Restaurants: A variety of dining and socializing options are within easy reach, enhancing your lifestyle.

Travel Amenities: Numerous bus routes and nearby Northwood Hills and Pinner stations offer Metropolitan line services with swift connections to Central London, making commuting straightforward and convenient.

Lease/Service Charge: 92 years remaining TBC, service charge including ground rent £800.00 per annum TBC.

This property represents a prime investment opportunity with strong rental potential due to its desirable location and excellent amenities. The proximity to transport links, schools, and local amenities makes it highly attractive to potential tenants.

For first-time buyers, this property offers a perfect entry point into the housing market. The spacious layout, modern features, and prime location provide a solid foundation for a comfortable and convenient home.

We highly recommend arranging a viewing. Don't miss out on the opportunity to own a home in one of Northwood's most sought-after areas.

Contact us today to schedule your viewing and take the first step towards securing this fantastic property!



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

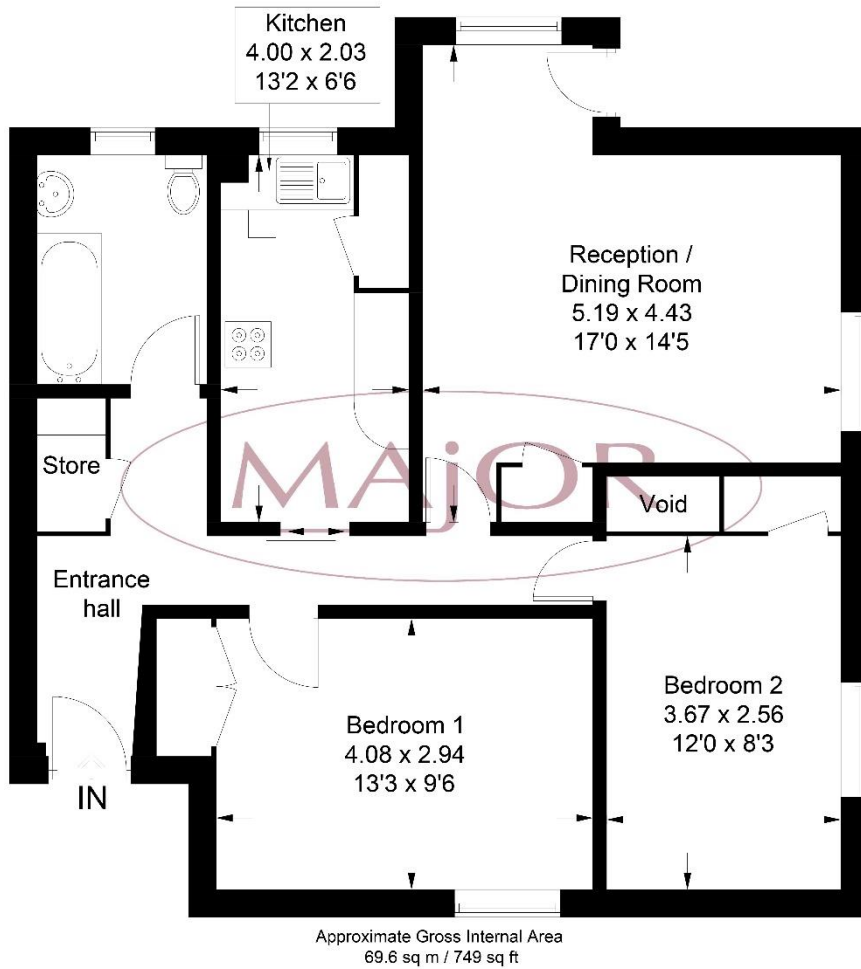


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1097579)

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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

