



*ESTATE & LETTINGS AGENTS*

## Iris Court, Nursery Road, Pinner, HA5



**FOR SALE £475,000 Share of Freehold**

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

Set within neatly presented communal gardens, this beautifully appointed residence offers a spacious and light-filled home perfect for a growing family. Located on the peaceful and desirable Nursery Road, close to Pinner, the property boasts excellent access to local amenities and highly regarded schools.

**Private Entrance:** The property features a private entrance door that opens into an inviting entrance hallway.

**Guest Cloakroom:** Conveniently located off the hallway for guests.

**Open Plan Reception Room:** Bright and accommodating, this room is ideal for modern family life, with ample space for dining and relaxing while overlooking the rear garden.

**Superb Kitchen:** Ultra-contemporary kitchen with gloss fronted wall and base units, integrated appliances, and stainless-steel appointments, providing both style and functionality.

**Master and Second Bedrooms:** Both feature full-length fitted wardrobes, offering plenty of storage.

**Third Bedroom:** A decent size, suitable for a child's room, guest room, or home office.

**Modern Bathroom:** Includes a luxurious walk-in shower and modern fixtures.

**Garage:** The property benefits from a garage located in a nearby block, providing secure parking and additional storage space.

**Proximity to Pinner:** Close to Pinner's shops, restaurants, and transport facilities, ensuring all necessities are within easy reach.

**Highly Regarded Schools:** Ideally positioned for access to some of the area's top primary and secondary schools, making it an excellent choice for families.

**Communal Gardens:** Neatly presented gardens offer a pleasant and well-maintained outdoor space for relaxation and leisure.

**Tenure:** Share of Freehold- 950+ left on lease

This residence is perfect for a growing family seeking a spacious, light-filled home in a premier location. The combination of modern amenities, ample storage, and convenient access to local facilities makes it an excellent choice.

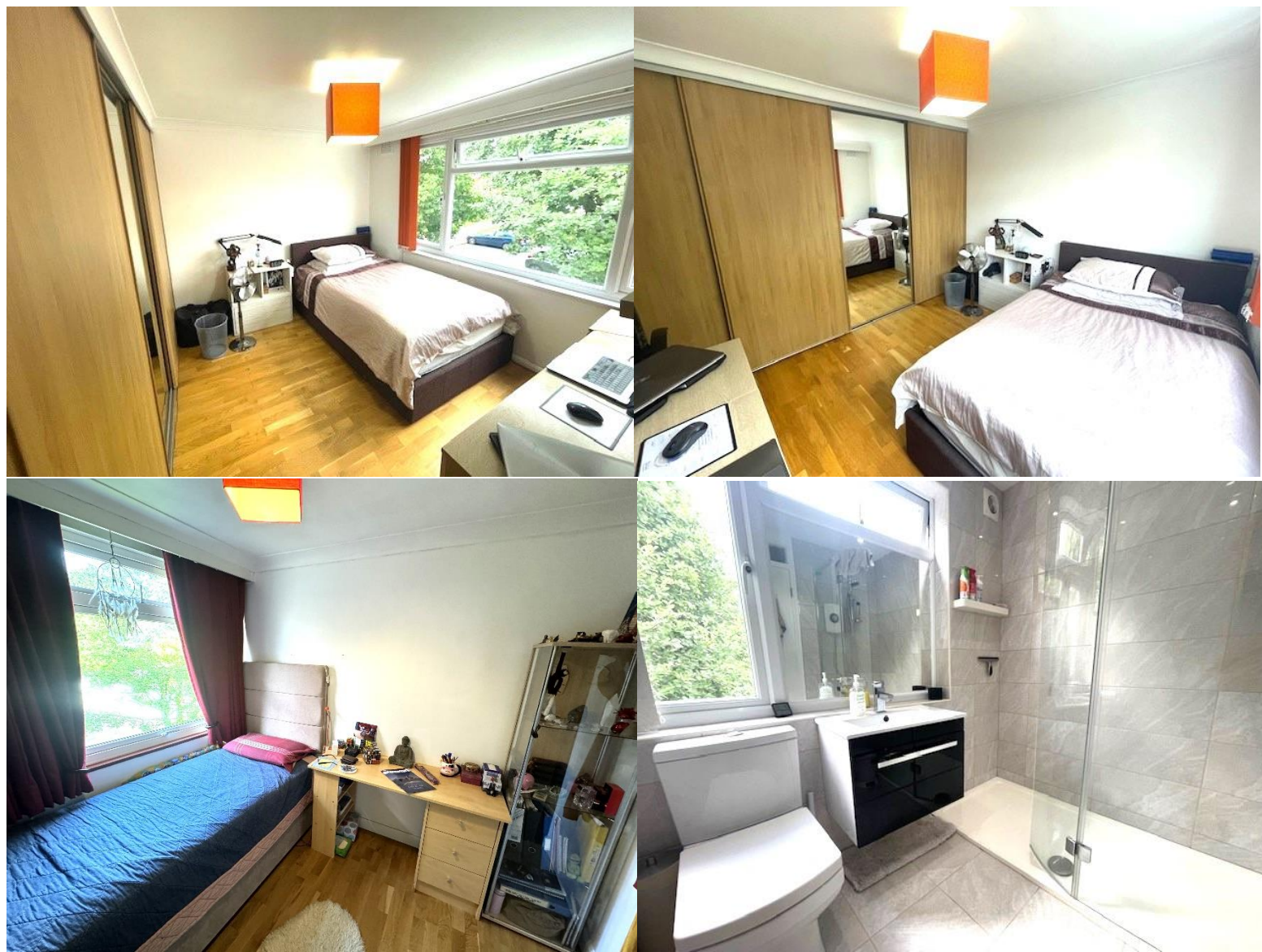
To fully appreciate the charm and functionality of this beautifully appointed family home, we recommend arranging a viewing at your earliest convenience. Don't miss the opportunity to secure this fantastic property in a sought-after location.



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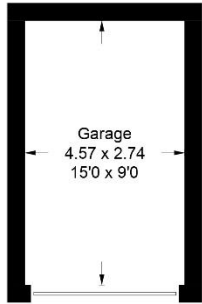


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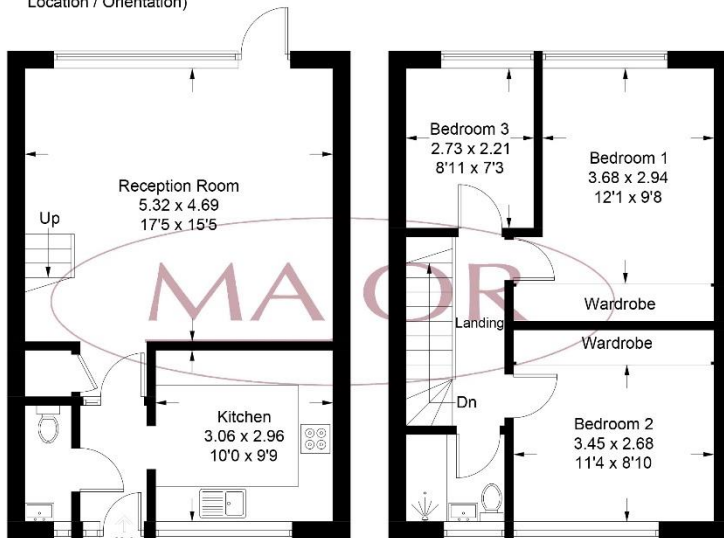


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## Floor Plan



(Not Shown In Actual  
Location / Orientation)



Ground Floor

First Floor

Approximate Gross Internal Area = 82.9 sq m / 892 sq ft  
Garage = 12.5 sq m / 134 sq ft  
Total = 95.4 sq m / 1026 sq ft

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1099335)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## **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.

