




Andrew Pearce
PINNER

NUGENTS CT , ST THOMAS DRIVE , HA5 4SR



This well-maintained two-bedroom, two-bathroom first floor apartment presents an excellent opportunity for first-time buyers, downsizers, or investors. Offering bright, spacious interiors throughout, it also features a generous balcony.

Ideally located in the heart of both Pinner and Hatch End, it provides easy access to central London and surrounding towns.

The apartment includes two spacious double bedrooms filled with natural light, along with a modern family bathroom. The fully fitted kitchen is large and well-equipped and opens onto the balcony, allowing for beautiful views and additional natural light, while the living room offers plenty of space.

The property benefits from ample parking and a spacious balcony, perfect for enjoying outdoor space.

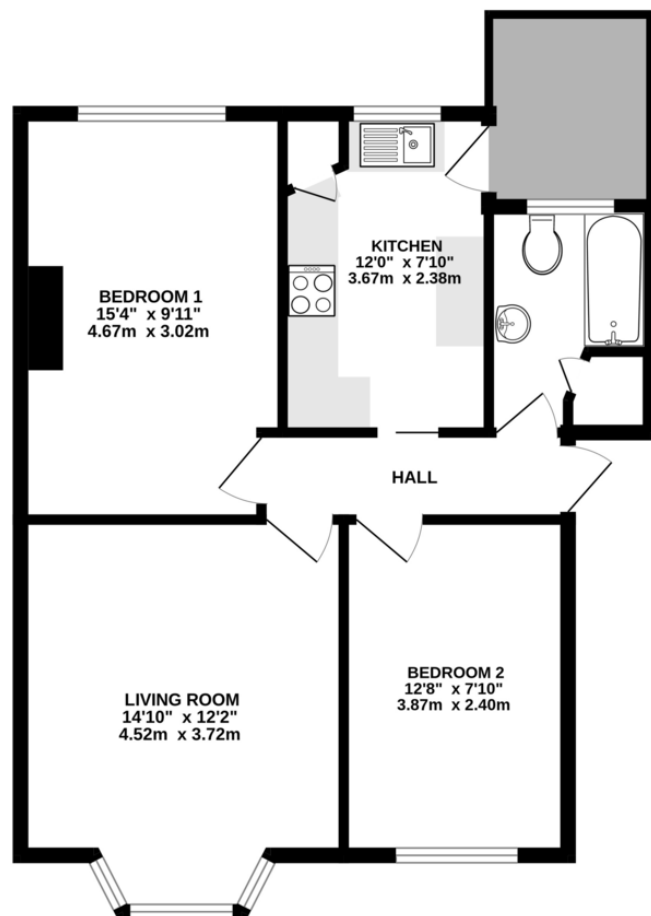
Positioned centrally in Pinner, Nugents Court is just a short walk from Pinner Village and Hatch End High Street, where you'll find a variety of boutique shops, restaurants, cafés, and supermarkets. The property is well-connected, with the Metropolitan Line at Pinner Station, Overground services at Hatch End Station, and several local bus routes.

The area also offers excellent primary and secondary schools, children's play areas, and recreational facilities.

Lease : In excess of 900 years
 Service Charges Approx £1400
 Ground Rent and Buildings insurance £641



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



TOTAL FLOOR AREA: 603 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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