



Abbey Close, Pinner, HA5 2AW





gibsonhoney

NO UPPER CHAIN Gibson Honey are delighted to present to the market this two DOUBLE bedroom ground floor maisonette with OWN GARDEN. The property briefly comprises: bright and spacious living room, kitchen and bathroom suite. The property benefits include: Share of freehold, private rear garden and garage. Set in this highly sought after location just off Cuckoo Hill, the property is situated within walking distance of Pinner Village and its shopping and transport facilities which includes the Metropolitan Line tube. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Side aspect frosted door, storage cupboard housing meters, doors to:

LIVING ROOM

Rear aspect double glazed window, rear aspect door to rear garden, electric heater, electric fireplace, coved ceiling.

KITCHEN

Rear aspect door to rear garden, rear aspect window, side aspect window, tiled flooring, part -tiled walls, a range of base and eye level units, stainless steel sink with drainer, wall mounted boiler, free standing hob and oven. Space for fridge freezer and washing machine.

BEDROOM ONE

Front aspect double glazed window, electric heater, coved ceiling.

BEDROOM TWO

Front aspect double glazed window, electric heater, coved ceiling.

BATHROOM

Side aspect double glazed frosted window, tiled flooring, part tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc.

GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, garden shed x 2, side access.

COUNCIL TAX

London Borough of Harrow -
Band D - £2,162.80

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

LEASE

930 years remaining, running alongside Freehold

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OUTGOINGS

Our vendors have reliably informed us that there are no additional outgoings on the property.

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DISTANCE TO STATIONS

Northwood Hills - 0.8 Miles -
Metropolitan
Pinner - 1 Mile - Metropolitan
Hatch End - 1.8 Miles -
Overground



92 High Street, Ruislip, Middlesex, HA4 8LS

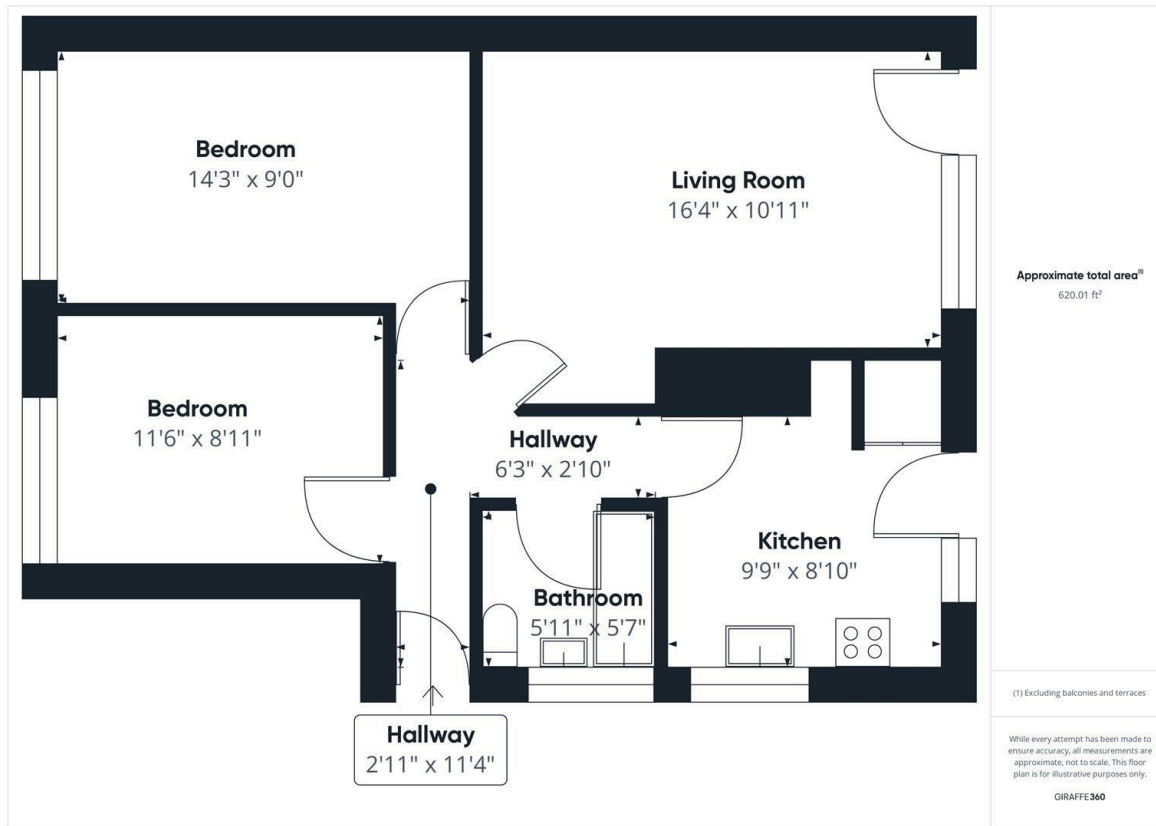
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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