



Abbey Close, Pinner, HA5 2AW
£410,000





gibsonhoney

NO UPPER CHAIN. Gibson Honey are delighted to present to the market this two DOUBLE bedroom first floor maisonette with PRIVATE GARDEN and GARAGE. The property briefly comprises: Two double bedrooms, bright and spacious living room, fitted kitchen and modern bathroom suite. The property benefits include: Share of freehold, private garden, gas central heating and double glazing. 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, double radiator, stairs to:

FIRST FLOOR LANDING

Side aspect double glazed frosted window, engineered wooden flooring, hatch to loft space, double radiator, downlighting, doors to:

LIVING ROOM

Rear aspect double glazed window, engineered wooden flooring, downlighting, coved ceiling, double radiator.

KITCHEN

Rear aspect double glazed window, tiled flooring, downlighting, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, integrated oven with four gas hob rings, extractor hood, space for washing machine, double radiator.

BEDROOM ONE

Front aspect double glazed window, engineered wooden flooring, downlighting, coved ceiling, double radiator.

BEDROOM TWO

Front aspect double glazed window, double radiator, coved ceiling, downlighting.

BATHROOM

Side aspect double glazed frosted window, tiled flooring, part tiled walls, coved ceiling, downlighting, panel enclosed bath with shower attachment and mixer taps, low level wc, vanity unit incorporating wash hand basin, heated towel rail.

LEASE

In excess of 900 years remaining.

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

OUTGOINGS

Ground Rent: £12 per annum.

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COUNCIL TAX

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

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DISTANCE TO STATIONS

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(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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