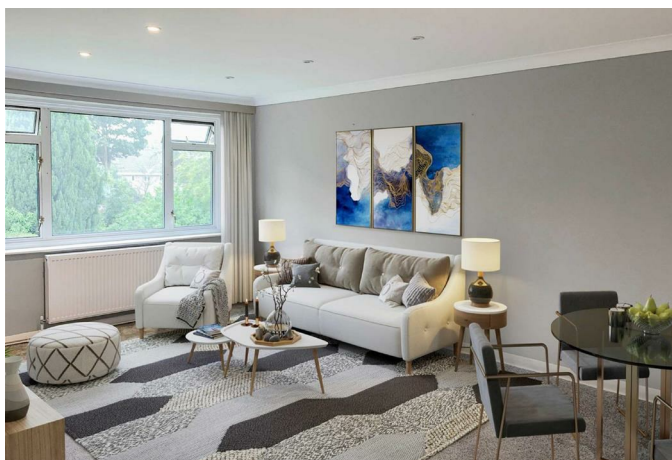




Abbey Close, Pinner, HA5 2AW

NO UPPER CHAIN Gibson Honey are delighted to present to the market this immaculately presented, two DOUBLE bedroom maisonette with OWN GARDEN. The property briefly comprises: bright and spacious living room, newly fitted kitchen and modern bathroom suite. The property benefits include: garage, private garden, gas central heating, double glazing and lease in excess of 900 years. 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 door, stairs to first floor

LANDING

Side aspect double glazed window, hatch to loft space, radiator, cupboard housing meters and consumer unit, doors to:

LIVING ROOM

Rear aspect double glazed window, radiator, coved ceiling, down lighting

KITCHEN

Dual aspect double glazed windows, tower radiator, a range of base and eye level units, part tiled walls, stainless steel sink with drainer, space for washing machine, space for fridge freezer, integral slimline dishwasher electric hob, oven and extractor hood, built in cupboard housing combination boiler, down lighting

BATHROOM

Side aspect double glazed frosted window, down lighting, tiled walls, tiled floor, heated towel rail, vanity unit incorporating wash hand basin, low level wc, panel enclosed bath with rainfall shower and hand shower attachment

BEDROOM TWO

Front aspect double glazed window, radiator, walk in wardrobe with light and inner built in cupboard

MASTER BEDROOM

Front aspect double glazed window, radiator

GARDEN

Mainly laid to lawn, garden shed, panel enclosed fence

LEASE

999 years from 1960
(approximately 934 years remaining)

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

OUTGOINGS

Ground Rent: Approximately £12 per annum.

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COUNCIL TAX

London Borough of Harrow - Band D - £1,784.80

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

DISTANCE TO STATIONS

Northwood Hills (0.5 miles) - Metropolitan line
Pinner (0.8 miles) - Metropolitan line
Hatch End (1.5 miles) - Overground



92 High Street, Ruislip, Middlesex, HA4 8LS

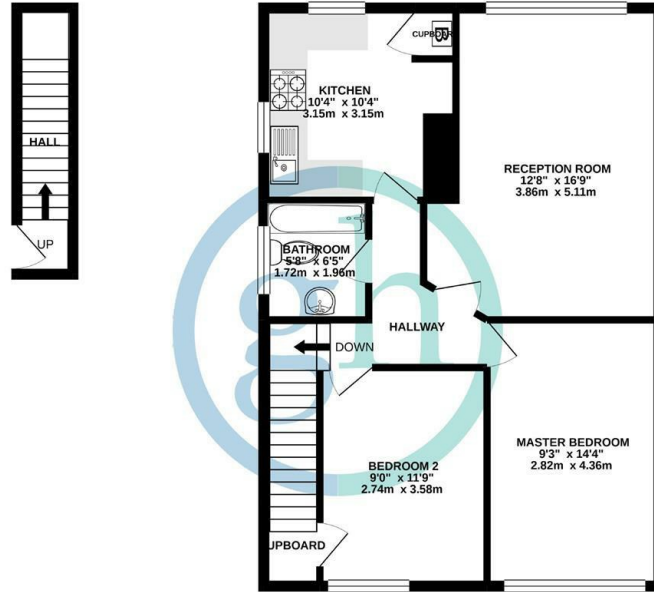
T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk

CIRCUMCIRCULATED FLOOR
43 sq ft (4.0 sq m) approx.

337 sq ft (31.2 sq m) approx.



TOTAL FLOOR AREA: 696 sq ft (64.7 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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 are guaranteed as to their operability or efficiency can be given.
Made with Metaphor 12/2020

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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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