



LAWRENCE RAND

The Sigers, Pinner
£400,000

KEY FEATURES:

- Two bedrooms
- Modern kitchen
- Perfect for first time buyers
- Sought after location
- Close proximity to amenities

A well-presented Two bedroom maisonette situated in the desirable residential area of The Sigers. This spacious property benefits from its own private entrance. Briefly comprises two bedrooms, a fitted kitchen, bathroom, and a generous lounge/diner, double glazing, and gas central heating – ideal for first-time buyers or investors.

Location

This property is ideally located just a short walk from Eastcote High Street, which boasts a variety of shops, cafés, and restaurants. The nearby high streets of Pinner, Ruislip, and Ruislip Manor also offer an excellent selection of dining, shopping, and leisure options. Eastcote is surrounded by scenic woodland, parks, and open green spaces, while Ruislip offers additional recreational areas, including the popular Ruislip Lido. For commuters, Eastcote, Ruislip, and Ruislip Manor stations provide access to both the Metropolitan and Piccadilly lines, with the Central Line available at South Ruislip station. Motorists will also benefit from easy access to the A40, connecting to Central London and the Home Counties. Families are well catered for, with a number of highly regarded schools and nurseries located nearby.



Verified Material Information:

Energy Performance rating: D

Council tax band: C

Local Authority: London Borough of Hillingdon

Lease years remaining: 91 years

Ground rent: £250 per year

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.

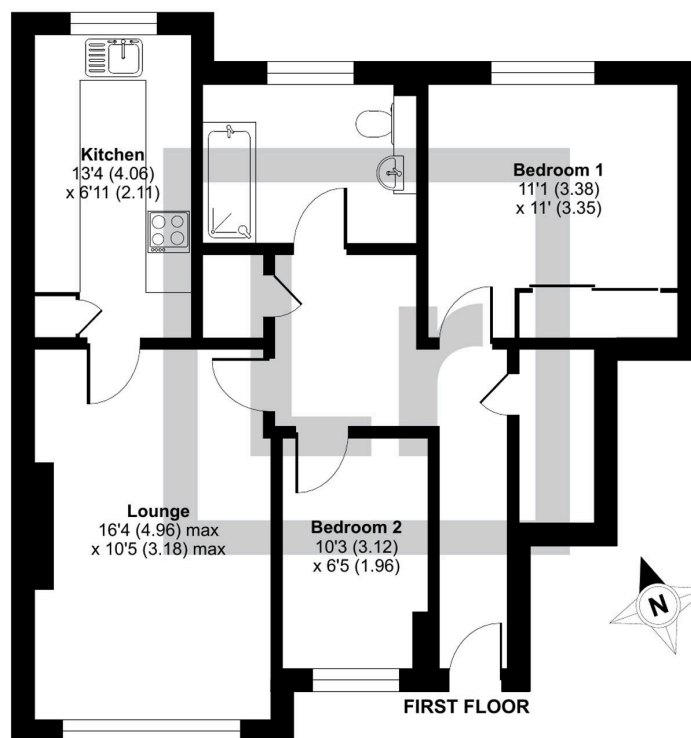




The Sigers, Pinner, HA5

Approximate Area = 688 sq ft / 64 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1334301

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