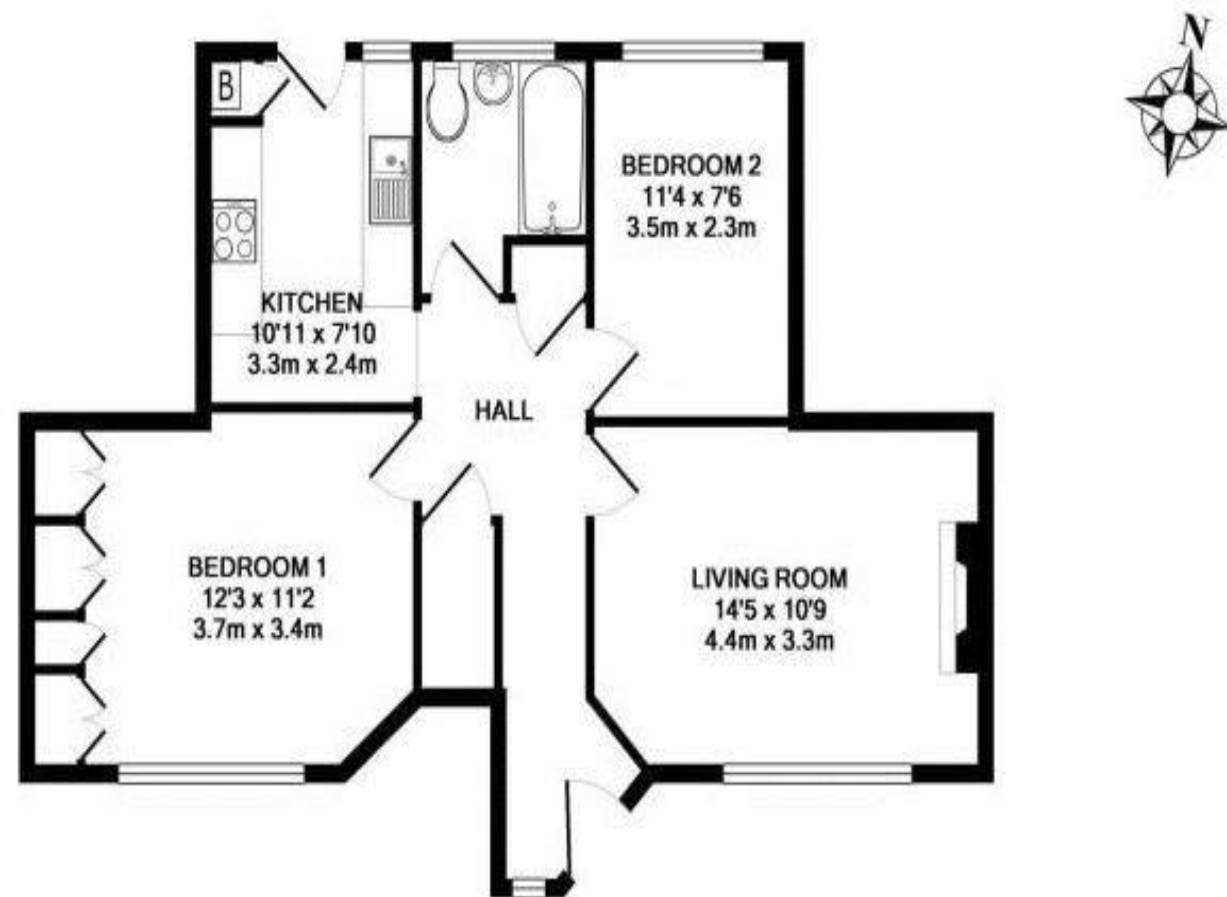


## Pinner Road Northwood HA6 1QP

Price Guide: Offers in Excess of £330,000



TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.  
Made with Metropix ©2016

Leasehold 150 years remaining  
18th June 2010 - 28th September 2175  
London Borough of Hillingdon  
Council Tax Band C £1,657 pa  
Service Charge £225 pm inc Buildings  
Insurance NB The block has experienced a  
subsidence claim in 2021 and has a  
certificate of Structural Adequacy with  
remedial works being conducted.  
EPC =C

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are delighted to offer for sale this bright, spacious two double bedroom ground floor maisonette. The property is situated in a popular residential location within easy reach of Northwood Hills and Pinner's array of shopping facilities and transport links including the Metropolitan tube line. The property is also conveniently located for a number of primary and secondary schools. Outside there is ample off street parking and private rear garden accessed from the kitchen. There is the benefit of no upper chain and a long lease of 150 years remaining.





- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE GARDEN
- OFF STREET PARKING
- LONG LEASE 150 YEARS
- NO UPPER CHAIN

**Pinner Road  
Northwood  
HA6 1QP**

**Price Guide:** Offers in Excess of £330,000



### Accommodation

Accommodation briefly comprises an entrance hallway with two large storage cupboards, reception room with real flame gas feature fireplace, fitted kitchen with gas cooker point, plumbing for washing machine and dishwasher, wall mounted combination boiler and door to rear garden, master bedroom with range of fitted wardrobes, further double bedroom and bathroom. The property further benefits from gas central heating, double glazing and lease of 150 years remaining. Outside there is ample off street parking, own private rear garden which is laid mainly to lawn with flower and shrub borders and garden shed. NB PHOTOS TAKEN BEFORE CURRENT TENANCY COMMENCED

