



Field End Road, Pinner, HA5 1QL  
£1,875 PCM

A spacious three bedroom split-level flat ideally located above the shops on Eastcote's popular High Street. Offering well-proportioned accommodation and excellent access to local shopping and transport facilities, the property briefly comprises three bedrooms, a large reception room, a good-size kitchen and a bathroom suite. The property also benefits from two additional separate cloakrooms, gas central heating and double glazing. Available unfurnished. Situated within a short walk of Eastcote's bustling shopping parade, the property is ideally placed for a wide range of local shops, restaurants, cafés and bus routes, with both the Metropolitan and Piccadilly Line services available nearby. Local schools including Newnham, Field End and Haydon are also within easy reach. The A40 is conveniently accessible, providing excellent road links towards Central London and the Home Counties.



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

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