

Holwell Place

Pinner • • HA5 1DX
Asking Price: £300,000



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A well-proportioned and thoughtfully arranged one-bedroom home offering comfortable living space throughout. The property features a spacious living room with plenty of room for both seating and dining, creating an ideal setting for relaxing or entertaining guests. The separate kitchen is well laid out with ample worktop and storage space, providing a practical and functional cooking environment. The generous double bedroom offers a comfortable retreat, while the bathroom is conveniently positioned off the central hallway. The layout benefits from a welcoming entrance hall with useful circulation space and storage potential, giving the home a bright and practical feel throughout.

This property would make an excellent first-time purchase, investment opportunity, or downsizing option, combining well-balanced accommodation with an easy-to-live-in layout.

ONE BEDROOM

GROUND FLOOR MAISONNETTE

PRIVATE GARDEN

NEW LEASE UPON COMPLETION

SOUGHT AFTER LOCATION

LIVING ROOM

MODERN BATHROOM

KITCHEN

WALKING DISTANCE TO PINNER HIGH STREET

602 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Ground Floor

Approx. 56.0 sq. metres (602.8 sq. feet)



Total area: approx. 56.0 sq. metres (602.8 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
<small>Not energy efficient - higher running costs</small> <small>England & Wales</small>		<small>EG3</small> <small>2022/01/18</small>	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.