

Eastcote Road

Pinner • • HA5 1EA
Asking Price: £475,000



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A well-presented two-bedroom, one-bathroom first floor maisonette in the heart of Central Pinner, just a short walk from Pinner High Street. Offered in excellent condition with no onward chain, the property benefits from a large private garden and one allocated parking space, making it an ideal purchase for first-time buyers, investors or downsizers. Perfectly located within easy reach of Pinner Station (Metropolitan Line), local shops, restaurants, parks and highly regarded schools, with direct links into Central London.

First Floor Maisonette

Excellent Condition

Two Bedrooms

Family Bathroom

Open Plan Kitchen / Living

Pinner Village Location

Large Private Garden

Ample Storage in Loft

Allocated Parking Space

No Onward Chain

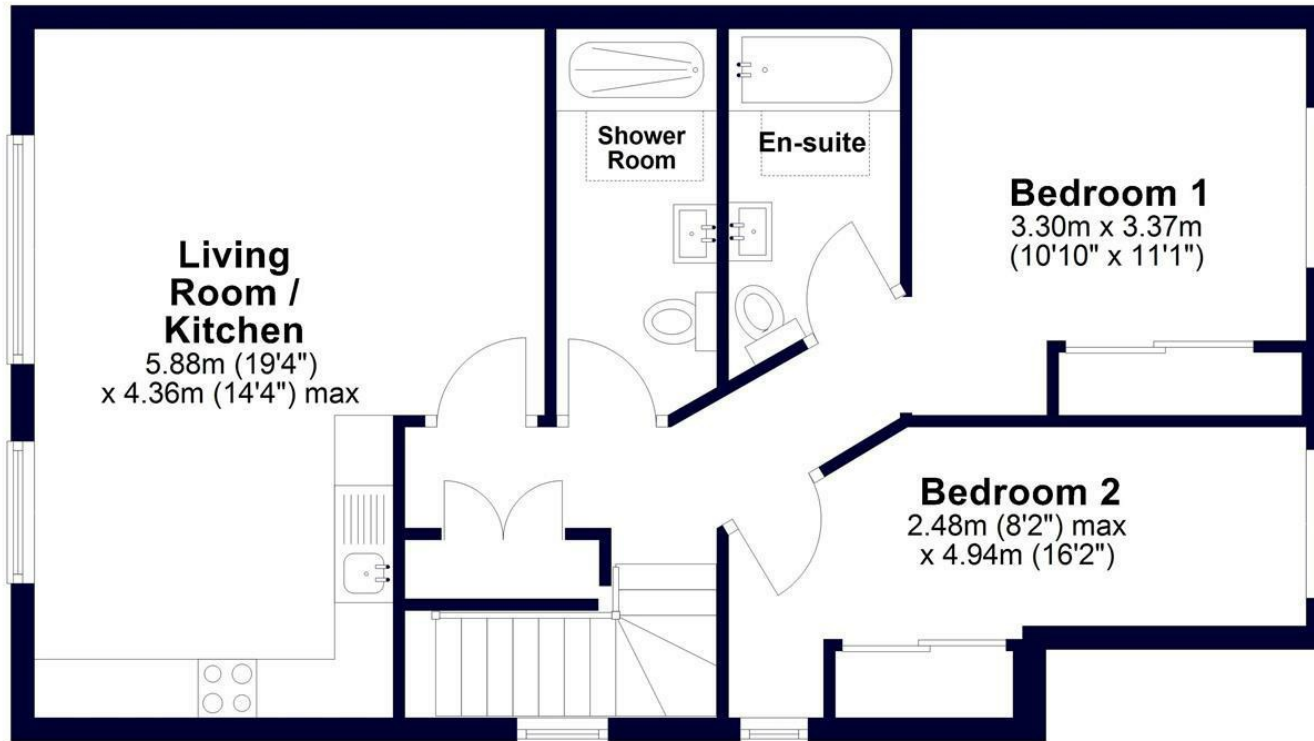
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First Floor

Approx. 62.1 sq. metres (668.4 sq. feet)



Living Room / Kitchen
5.88m (19'4") x 4.36m (14'4") max

Bedroom 1
3.30m x 3.37m
(10'10" x 11'1")

Bedroom 2
2.48m (8'2") max x 4.94m (16'2")

Total area: approx. 62.1 sq. metres (668.4 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	Potential
78	78
Best energy efficient - lower running costs (95-100) A (85-94) B (75-84) C (65-74) D (55-64) E (45-54) F (35-44) G Not energy efficient - higher running costs	
England & Wales EPC Directive 2002/91/EC	

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.