



Field End Road, Pinner, HA5 1RD
£325,000





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NO UPPER CHAIN. A fully refurbished three bedroom split level flat located above the shops on Eastcote's main High Street. Ideally located for the shopping and transport facilities which includes the Metropolitan and Piccadilly Line, This property briefly comprises: Three bedrooms, large reception room, good size kitchen and bathroom suite. The property benefits include: Gas central heating, double glazing, available immediately & unfurnished.

This property is set on Eastcote's bustling shopping parade which offers a good range of local shops, bus routes, restaurants, rail links and schools such as Newnham, Field End and Haydon. The A40 is within striking distance offering easy access to both Central London and the Home counties.



ENTRANCE HALL

Front aspect double glazed frosted glass window, storage cupboard housing meters, radiator, downlighting

LIVING ROOM

Rear aspect double glazed leaded light window, side aspect double glazed leaded light window, feature fireplace, radiator, downlighting

KITCHEN

Front aspect double glazed window, side aspect double glazed leaded light window, radiator, tiled flooring, range of base and eye level units, oven unit with four ring gas hob with extractor fan, stainless steel sink with drying rack, room for appliances

FIRST FLOOR LANDING

Doors to:

BATHROOM

Front aspect double glazed frosted glass window, tiled walls, tiled floor, panel enclosed bath with wall mounted shower attachment, low level w/c, pedestal wash hand basin, heated towel rail,

BEDROOM ONE

Rear aspect double glazed leaded light window, side aspect double glazed leaded light window, radiator

BEDROOM TWO

Rear aspect double glazed leaded light window, radiator

BEDROOM THREE

Front aspect double glazed window, side aspect double glazed leaded light window, radiator

LEASE

99 years remaining.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS

OUTGOINGS

Ground Rent - £150 per annum

Building insurance - £240 per annum

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COUNCIL TAX

London Borough of Hillingdon - Band C - £1,656.80

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DISTANCE TO STATIONS

Eastcote Underground Station (0.1 miles) - Piccadilly / Metropolitan



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

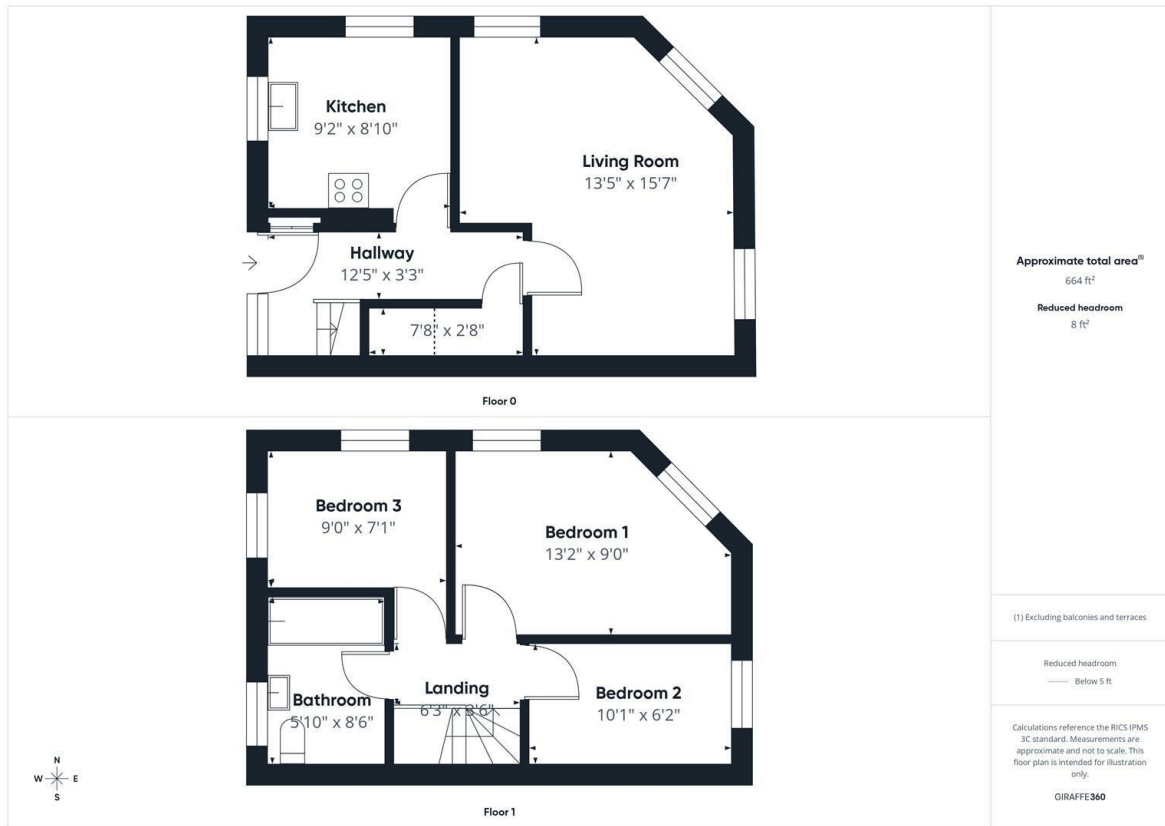
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| Energy Efficiency Rating | | |
|--|-----------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |



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