



Holwell Place, Pinner

£435,000 Leasehold

Situated in a peaceful cul-de-sac just moments from Pinner, this well-presented first-floor, purpose-built maisonette offers two generous double bedrooms and an excellent location within easy walking distance of Pinner High Street and Pinner Underground Station. The property benefits from a recently extended lease and enjoys the advantage of its own section of the rear garden. Internally, the home features a modern fitted kitchen and a white bathroom suite complemented by chrome fittings. Offered to the market with no upper chain, this attractive flat represents an ideal opportunity for first-time buyers or investors seeking a strong rental prospect in a sought-after area.

**EPC Rating: C
Council Tax Band: C**

- Two Double Bedroom Maisonette • First Floor • Own Rear Garden • Extended Lease • No Upper Chain • Close To Pinner Met Line



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FURTHER DETAILS

The maisonette has its own front door and from here you enter a small entrance lobby. The stairs from there rise to the first floor hallway. Off the hallway is the lounge, kitchen, two bedrooms, bathroom and W.C. Outside the property benefits from its own garden to the rear.

LEASE

The lease term is 189 years from the 25th December 1963, leaving a term of 162 years remaining. There is no annual service charge. The ground rent is £200 per annum.

CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at harrow@rawlinsongold.co.uk.

FREE MARKET APPRAISAL

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.



Entrance Lobby
3'1" x 5'9"
0.95 x 1.77 m



Ground Floor

WC
5'5" x 2'11"
1.65 x 0.89 m

Kitchen
7'1" x 9'10"
2.18 x 3.01 m

Hallway
2'11" x 16'4"
0.89 x 5.18 m

Bathroom
5'5" x 5'6"
1.66 x 1.68 m

Bedroom
9'11" x 9'6"
3.03 x 2.90 m

Living Room
12'2" x 14'3"
3.71 x 4.36 m

Bedroom
10'7" x 12'6"
3.23 x 3.82 m



Floor 1

Approximate total area^m

631 ft²

58.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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