



194 Joel Street
Pinner | Middlesex | HA5 2PF

 FINE & COUNTRY

194 JOEL STREET



Tucked away in a highly sought-after Northwood Hills location, this beautifully reimagined family home effortlessly blends character, contemporary design and exceptional practicality.

Originally purchased by the current owners as their first home, the property has since undergone a complete transformation. Rebuilt and significantly extended in 2021, it now offers the feel and specification of a brand-new home, while retaining an attractive, cottage-style frontage that sits comfortably within the street scene.

The heart of the home is a stunning open-plan kitchen, dining and living space, designed with modern family life and entertaining in mind. Flooded with natural light, large sliding doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. The kitchen itself has been thoughtfully designed with a range of high-quality integrated features and finishes, making it as functional as it is stylish.

Upstairs, the home continues to impress with well-proportioned bedrooms and beautifully appointed bathrooms, complete with premium fittings and a luxurious freestanding bath. Underfloor heating across the ground floor, alongside updated electrics, plumbing and heating systems, ensures year-round comfort and efficiency throughout.

Outside, the generous garden offers a wonderful sense of space and privacy — ideal for families and those who enjoy entertaining. A standout feature is the versatile garden cabin, currently used as a home gym and cinema room, providing valuable additional living space all year round.

Positioned less than a ten-minute walk from Northwood Hills Underground station, the property is perfectly placed for commuters, with swift access into Central London. The area is equally well suited to families, with highly regarded schools, a wide range of local amenities, and beautiful green spaces including Eastcote House Gardens and Ruislip Woods all within easy reach.

What truly sets this home apart is the lifestyle it offers — a rare balance of connectivity and calm, where you can enjoy a peaceful, community-focused setting while remaining effortlessly linked to the capital.

































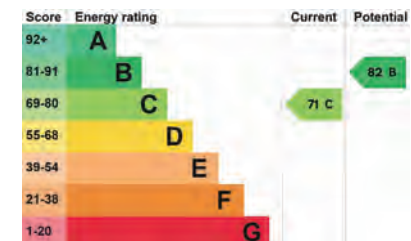


APPROX. GROSS INTERNAL FLOOR AREA WITH CINEMA ROOM/GYM: 1924 SQ FT/ 179 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT CINEMA ROOM/GYM: 1653 SQ FT/ 154 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Tenure: Freehold
Council Tax Band: E





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
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