

Lyneham Walk

Pinner • Middlesex • HA5 2NR

Guide Price: £275,000



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This well presented one bedroom first floor maisonette is offered to the market chain free and provides bright and well proportioned accommodation throughout. The property comprises a welcoming entrance hall, spacious living room, separate fitted kitchen, good size bedroom and a well appointed bathroom. The accommodation is presented in good order throughout, offering a comfortable home that would be ideal for a first-time buyer, downsizer or investor.

The property has 83 years remaining on the lease and is offered for sale with no onward chain, allowing for a straightforward purchase. With its well maintained interior, practical layout and generous living accommodation, this maisonette represents an excellent opportunity for buyers looking to secure a well presented home.

First floor maisonette

One bedrooms

Living room

Kitchen

Family bathroom

Chain free

83 year lease remaining

Quiet location

Neatly presented throughout

Viewing recommended

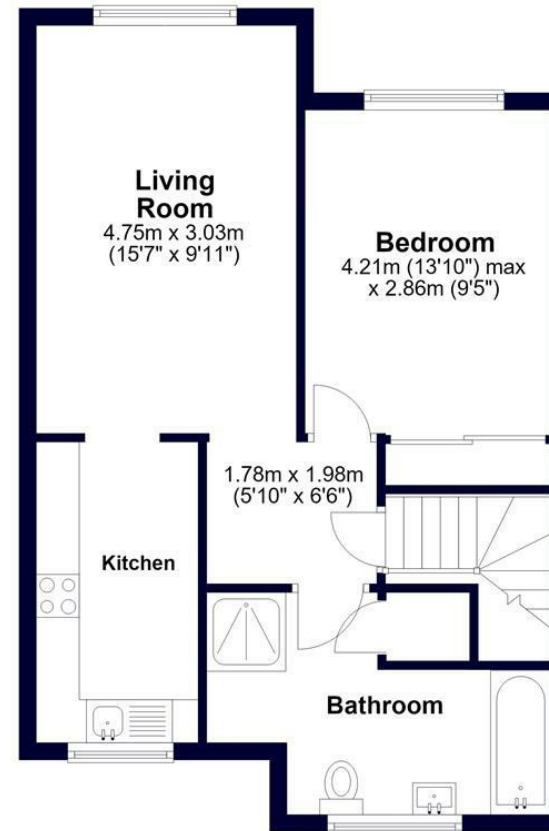
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





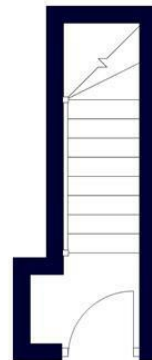
First Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



Ground Floor

Approx. 3.6 sq. metres (38.8 sq. feet)



Total area: approx. 53.2 sq. metres (572.6 sq. feet)

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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
Very energy efficient - lower running costs		
A++ (105-92 kWh/m²/yr)		
A+ (91-81 kWh/m²/yr)		
A (75-65 kWh/m²/yr)		
B (61-55 kWh/m²/yr)		
C (51-45 kWh/m²/yr)		
D (41-35 kWh/m²/yr)		
E (31-25 kWh/m²/yr)		
F (21-15 kWh/m²/yr)		
G (11-5 kWh/m²/yr)		
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.