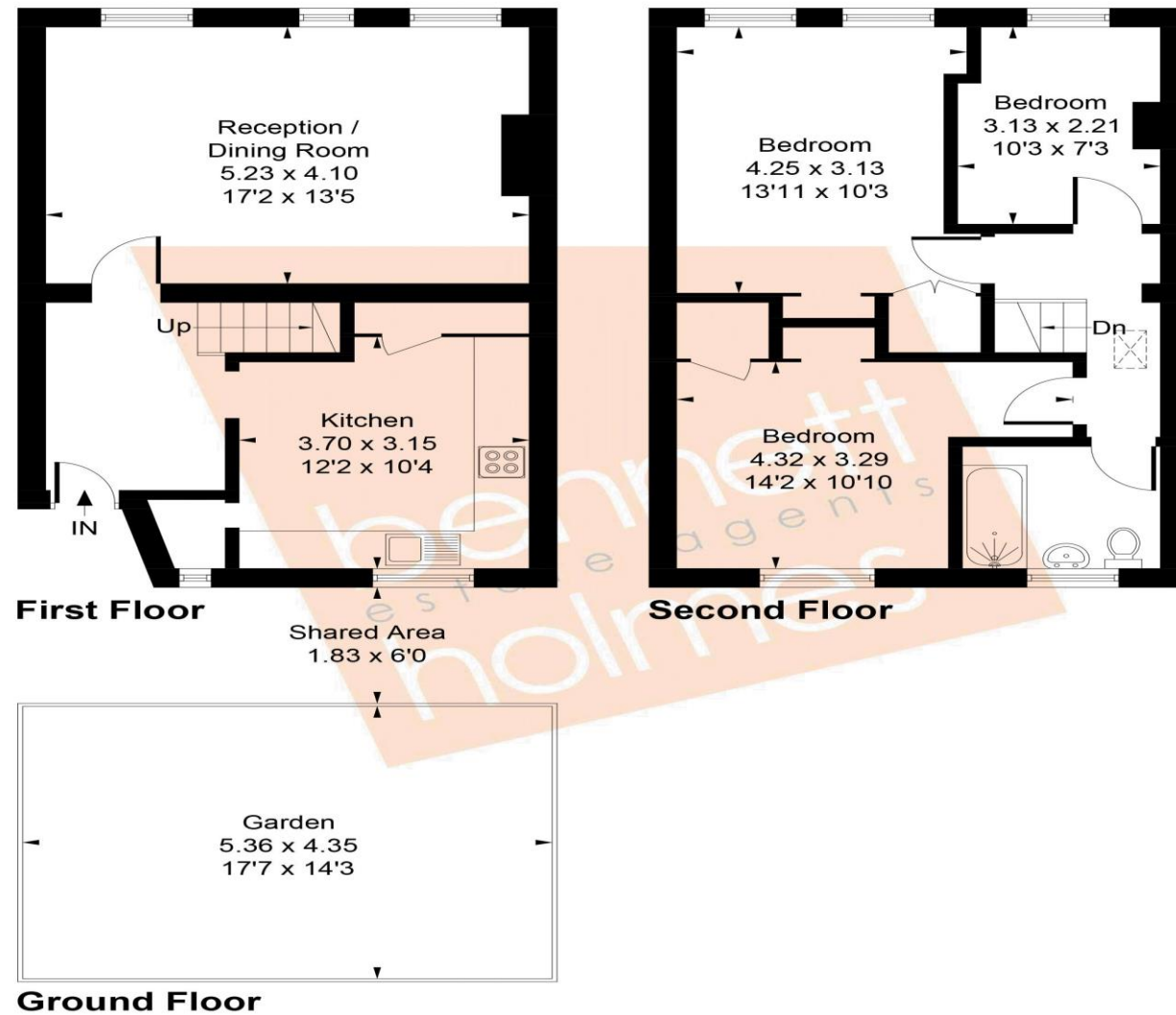


Rayners Lane, Pinner, Middlesex

Approximate Gross Internal Area
 First Floor = 44.02 sq m / 474 sq ft
 Second Floor = 45.41 sq m / 489 sq ft
 Total = 89.43 sq m / 963 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Leasehold - 91 years remaining
 125 years from 20 November 1992
 No service charge
 No ground rent
 London Borough of Harrow
 Council Tax Band C
 Council tax £2,130pa
 EPC =D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Rayners Lane Pinner HA5 5ED

Price Guide: £340,000



Bennett Holmes are pleased to offer this spacious three bedroom split level flat located above the shops in the heart of Rayners Lane high street. The property is conveniently situated 120 yards away from Rayners Lane Station offering both the Metropolitan and Piccadilly lines. Other benefits include spacious accommodation across two floors, separate living room, separate kitchen, part double glazing, gas central heating and outdoor space.



- THREE BEDROOMS
- SPLIT LEVEL FLAT
- ABOVE SHOPS - HIGH STREET LOCATION
- NO SERVICE CHARGE
- NO GROUND RENT
- GAS CENTRAL HEATING
- PART DOUBLE GLAZING
- 0.1 MILES TO RAYNERS LANE TUBE STATION

**Rayners Lane
Pinner
HA5 5ED**

Price Guide: £340,000



Accommodation

Accommodation comprises of street level communal entrance stairwell to the first floor rear communal balcony and door to the apartment. Inside is an entrance hallway with stairs to the landing and doors to the large living room and fully kitted kitchen with base and eye level units, splashback tiling, tiled flooring, plumbed for washing machine, gas hob with electric oven, overhead extractor hood, single drainer sink, space for Fridge/Freezer, wall mounted boiler and two larger cupboards. The living room benefits with 3x front aspect windows. To the first floor there are 3 bedrooms with both double bedrooms benefiting with built in storage cupboards, sky light off the landing and fully tiled family bathroom with panel enclosed bath with shower attachment, pedestal hand wash basin and low flush WC. Outside the front door is own section of outdoor space ideal for storage etc.

