



A refurbished two bedroom maisonette with private garden  
Ellement Close ,Pinner , HA5 1EP

**ROBSONS**

**Asking Price: £2,000 pcm**

## **A refurbished two bedroom maisonette with private garden**

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• FIRST FLOOR MAISONETTE • LOUNGE • KITCHEN • TWO BEDROOMS - THE MAIN WITH FITTED WARDROBES • BATHROOM • FITTED SHUTTERS • PRIVATE GARDEN WITH OUTBUILDING • GARDENER INCLUDED • UNFURNISHED

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### **Description**

A refurbished two bedroom top floor maisonette with a private rear garden and on street parking, tucked away on this delightful and popular location equidistant between Pinner and Eastcote, both providing ample shopping facilities, supermarkets, restaurants.

**\*\* An advance reservation payment of one weeks rent is required to secure the property \*\***

### **Location**

The property is situated in a popular location equidistant between Pinner and Eastcote, both providing ample shopping facilities, supermarkets and restaurants and within easy reach of West Lodge and Cannon Lane Schools and transportation links to underground stations giving access to Baker Street and the City beyond.





### Additional Information

- Local Authority: Harrow Council
- Council Tax Band: C
- Deposit Amount: £2,307.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band C
- Available Date: 16/06/2025

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78	(69-80) <b>C</b>	73	80
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



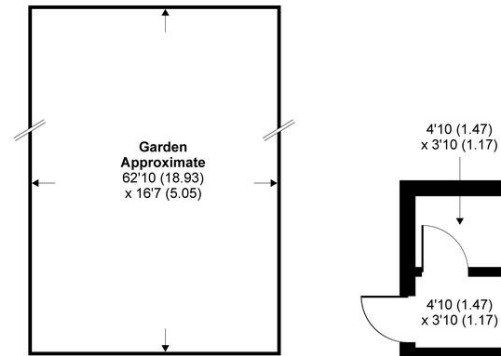
# Ellement Close, Pinner, HA5

Approximate Area = 707 sq ft / 66 sq m

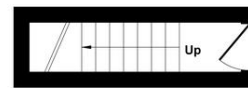
Outbuilding = 39 sq ft / 4 sq m

Total = 746 sq ft / 70 sq m

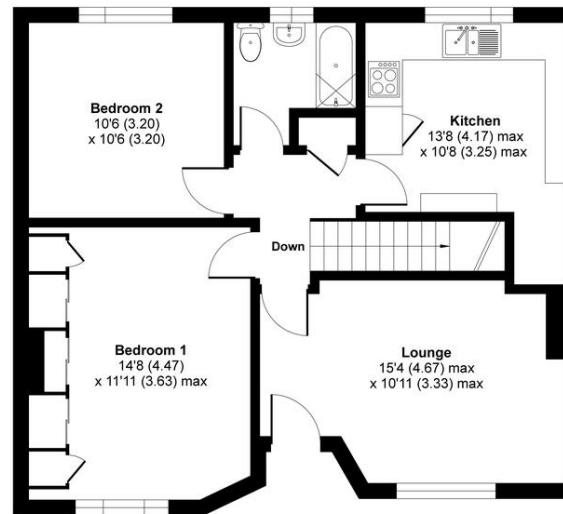
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Robsons Lettings. REF: 636122



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