



**A SUPERB TWO BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT WITH GARAGE IN A PRIME LOCATION**

Mistletoe Lodge, Pinner, Middlesex, HA5 3NX

**ROBSONS**

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**FIRST FLOOR APARTMENT • TWO DOUBLE BEDROOMS • TWO BATHROOMS • DINING ROOM • GENEROUS LOUNGE • KITCHEN • EXTERNAL GARAGE • COMMUNAL GARDENS**

**Description**

Offering spacious, well-appointed accommodation this first floor maisonette provides an exceptional opportunity for first-time buyers, investors, or downsizers seeking a home in a highly convenient location.

Accessed via a private entrance porch with stairs rising to the first floor, the property opens into a welcoming hallway providing access to all principal rooms. The impressive reception room is bright and generously proportioned, creating the perfect space for both relaxing and entertaining, with doors opening onto a Juliet balcony overlooking the attractive communal grounds. The separate dining room offers a versatile additional living space, ideal for formal dining or a home office if required, whilst the kitchen is well equipped with a comprehensive range of cupboards and work surfaces, complemented by integrated appliances.





The principal bedroom benefits from a walk-in wardrobe and an en-suite bathroom. There is also a second double bedroom with fitted wardrobes, along with a family bathroom.

Externally, the property enjoys well-maintained communal gardens and benefits from a private garage, providing valuable parking or additional storage. This attractive apartment combines spacious accommodation, modern finishes and a sought-after location, making it an ideal home.

### **Location**

Situated on one of Pinner's prime tree-lined roads just a short walk from West Lodge primary school and Pinner's shopping and transport facilities. Pinner offers a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner tube station, providing a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling and children's parks/playgrounds

### **Additional Information**

Tenure: Leasehold

Lease Term: 83 years (can be extended for completion)

Service Charge: Nil

Ground Rent: £190.00 pa

Local Authority: London Borough of Harrow

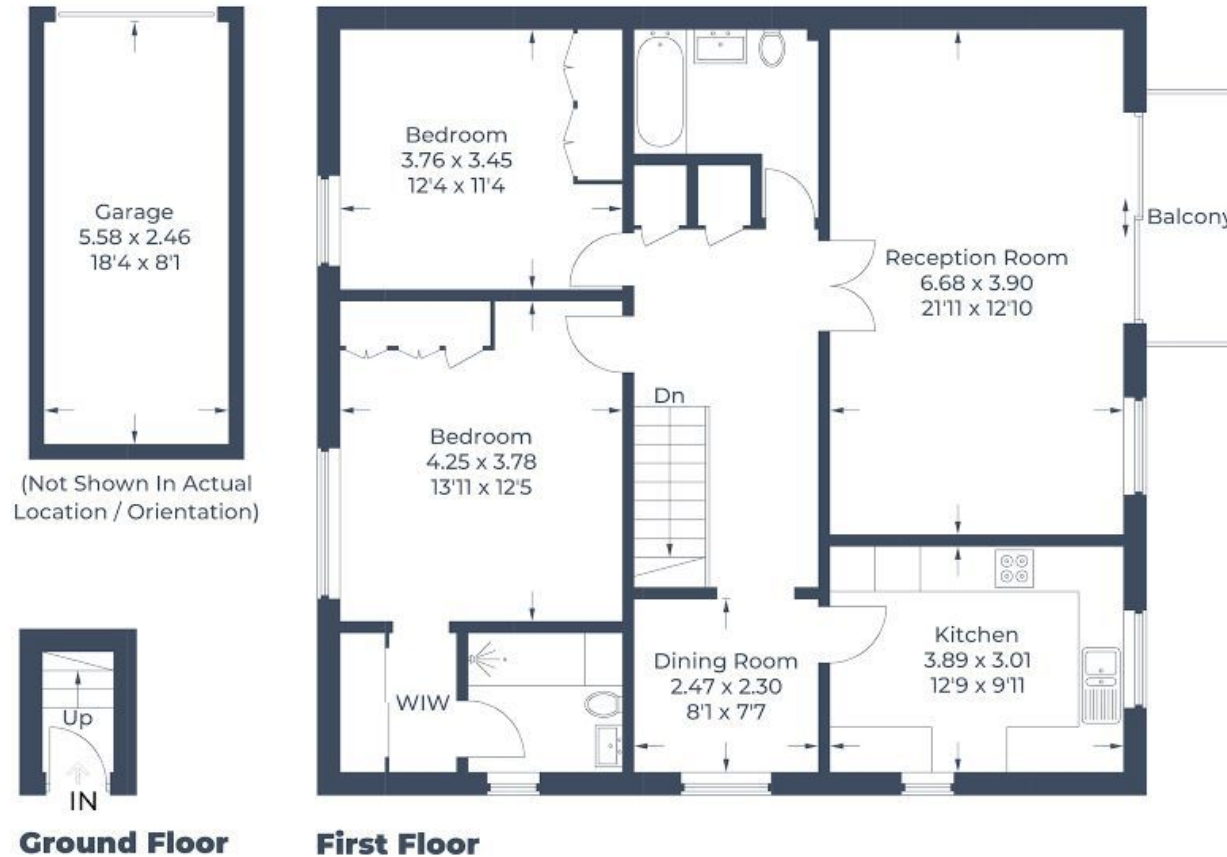
Council Tax Band: E

Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area  
 Ground Floor = 1.6 sq m / 17 sq ft  
 First Floor = 102.9 sq m / 1,108 sq ft  
 Garage = 13.7 sq m / 147 sq ft  
 Total = 118.2 sq m / 1,272 sq ft



**Ground Floor**

**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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1 High Street, Pinner HA5 5PJ  
 Tel: 020 8866 8083 Email: pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)



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