



OFFERS IN EXCESS OF

**£325,000**

**Marsh Road**

Pinner, HA5 5FA

## PROPERTY SUMMARY

We are delighted to present this contemporary one bedroom, one bathroom apartment located on the first floor. The unit features a spacious living area, complete with modern furnishings and high-end finishes. The bedroom is generously sized and includes ample closet space, while the bathroom is equipped with sleek fixtures and a luxurious shower. The apartment also offers a fully equipped kitchen, perfect for preparing meals and entertaining guests. Marsh Road is walking distance to restaurants, parks and excellent transport links. With its prime location and sophisticated aesthetic, this apartment is an ideal choice for those seeking a comfortable and stylish living space.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**EPC RATING: COUNCIL TAX BAND: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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