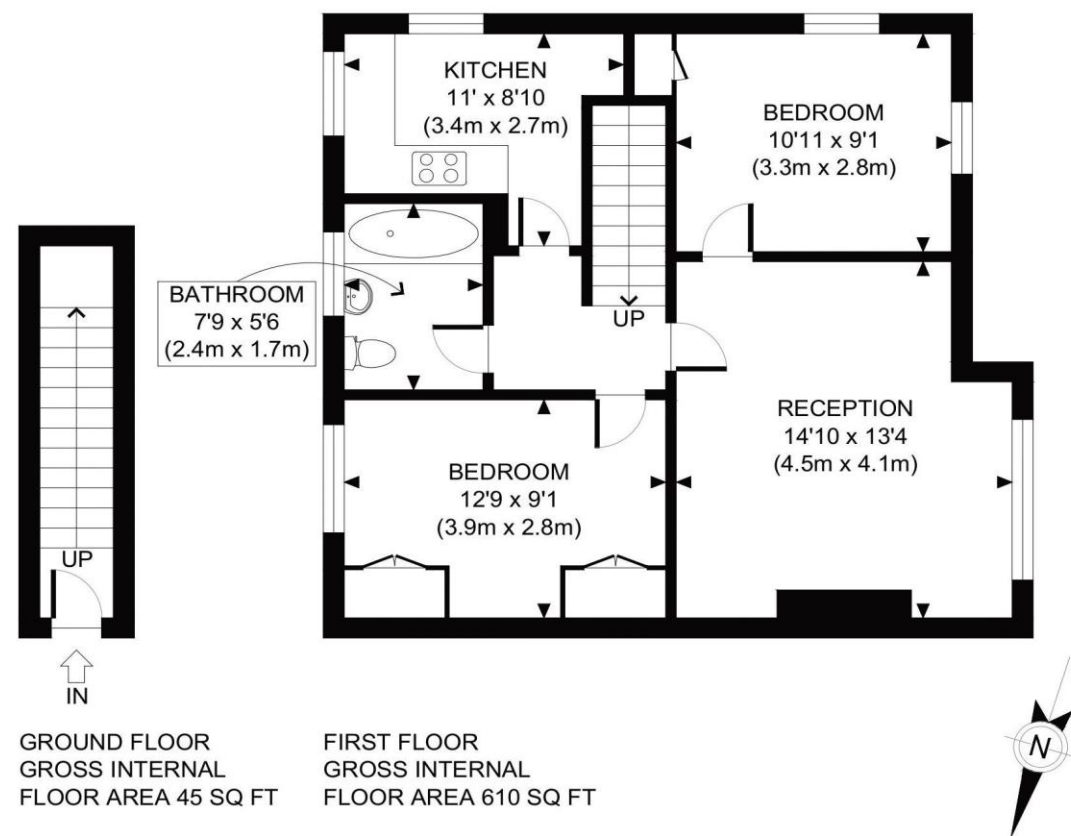


The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA: 655 SQ FT/ 61 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
ONE STOP SHOP FOR PROPERTY MARKETING

More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**
Email: nhadmin@brian-cox.co.uk
Web: www.brian-cox.co.uk



0203 866 6640
brian-cox.co.uk



Situated in a quiet cul-de-sac location on Woodridings Close, this well-presented two-bedroom first floor maisonette offers spacious accommodation and is ideally located within easy reach of local shops, excellent transport links and highly regarded schools. The property features a bright and spacious reception room, a fitted kitchen, two well-proportioned bedrooms and a modern family bathroom, making it an ideal purchase for first-time buyers, downsizers or investors alike. A particular highlight of this property is the exceptionally long lease, with approximately 150 years remaining, together with no ground rent or service charge, offering low ongoing costs and excellent long-term value. Conveniently positioned close to local amenities and transport links, the property also benefits from excellent access to nearby shopping facilities, parks and reputable schools.



Offers in Excess of
£325,000

Woodridings Close, Pinner HA5 4RF

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



In Brief...

- Two well-proportioned double bedrooms
- No Service Charge Or Ground Rent
- 150 Years on The Lease
- Chain Free Sale
- EPC Rating D & Council Tax Band D
- Prime Location



The Location...

Nearest Stations ...

Hatch End Station – 0.2 miles
Headstone Lane Station – 0.9 miles
Pinner Station – 1.1 miles

Hatch End is a highly sought-after residential area within the London Borough of Harrow, renowned for its village atmosphere, excellent local amenities and strong transport links. The area offers a fantastic selection of independent cafés, restaurants, supermarkets and everyday shopping facilities centred around Hatch End Broadway, making it an ideal location for families and commuters alike. There are a wide range of highly regarded schools nearby, including Grimsdyke School, Hatch End High School, Whitefriars School and The Sacred Heart Language College. The property is also well positioned for a number of other excellent primary and secondary schools within the local area.