# 6 The Avenue

Pinner • Middlesex • HA5 4EP

Guide Price: £490,000



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est 1986

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Offered for sale, this smartly presented top floor apartment provides bright, modern living in an exceptionally convenient setting. The well-proportioned accommodation features a spacious living room flooded with natural light, a fully fitted kitchen and two generous double bedrooms, both complete with built-in storage. A sleek, contemporary family bathroom serves the home, while outside the flat is in a quiet location at the rear of the property with excellent views over an attractive, large, well-kept, communal garden.Residents benefit from secure underground parking. Situated on the sought-after The Avenue, the property lies within easy walking distance of Hatch End High Street's popular cafés, restaurants, and shops. Commuters will appreciate the nearby Overground station (Hatch End) and bus routes offering swift connections into Central London, with highly sought-after local schools also close by.

Top floor apartment

Two double bedrooms

Modern kitchen

Spacious living room

Secure underground parking

Share of freehold

Family bathroom

Walking distance to Hatch End station

Sought after location

904 Sq.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.









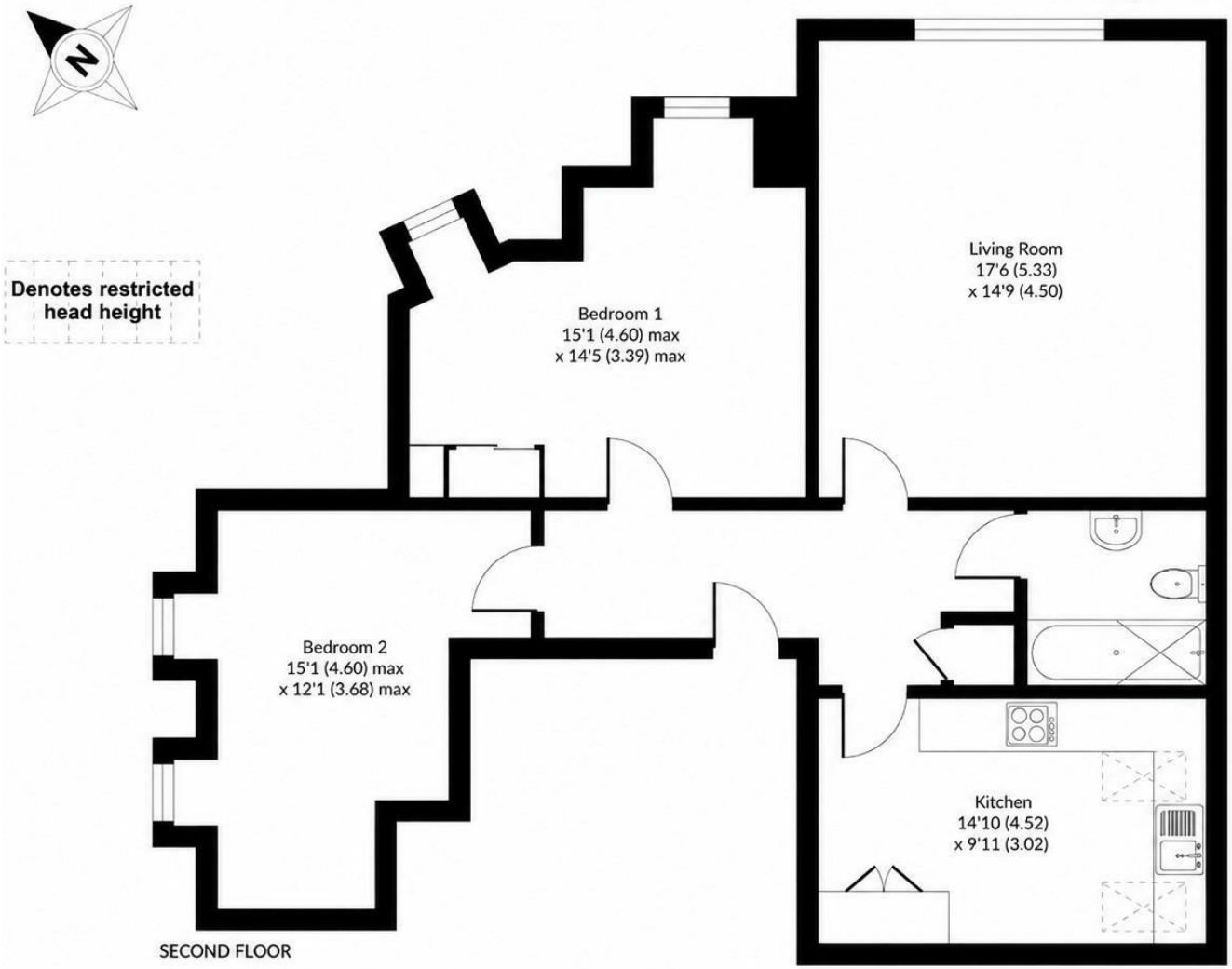






# The Avenue, Hatch End, Pinner, HA5 4EP

Approximate Area = 899 sq ft / 83.5 sq m
Including Limited Use Area(s) = 5 sq ft / 0.4 sq m
Total = 904 sq ft / 83.9 sq m
For identification only - Not to scale

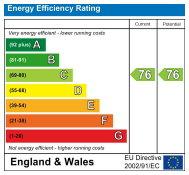




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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.