



A CHAIN FREE TWO/THREE BEDROOM DUPLEX MAISONETTE WITH A GARDEN

Montesole Court, Pinner Hill Road, Pinner HA5 3RX

ROBSONS

NO ONWARD CHAIN • DUPLEX MAISONETTE
• PRIVATE REAR GARDEN • TWO/THREE
BEDROOMS • RECEPTION ROOM • MODERN
KITCHEN • FAMILY BATHROOM • GARAGE IN
NEARBY BLOCK • LOFT SPACE FOR STORAGE •
CLOSE TO AMENITIES

Description

Available to the market with no onward chain. A modern and very well maintained, tw/three bedroom duplex maisonette with the added benefit of a large, private rear garden. This property is conveniently located a short stroll from Pinner High Street, with a number of local schools close by (walking distance to Pinner Wood Primary), as well as easy access to transport links.

The property comprises a generous reception room and a modern fitted kitchen on the first floor, with two/three bedrooms (one with fitted wardrobes), and the family bathroom located on the second floor. In addition, there is a good-sized, private rear garden that is part lawn and part patio, a garage in a nearby block and access to part-boarded loft space for storage.





Pinner Hill Road is just a short walk from Pinner High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets, as well as Tesco supermarket, which is a few minutes' walk away. For commuters, nearby Pinner Station provides a regular service into London via the Metropolitan Line, with the Overground available at Hatch End Station a short distance away. Local bus routes are also easily accessible.

The area is well served by primary and secondary schooling, including Pinner Wood, West Lodge and Grimsdyke Primary Schools.

Additional Information

Tenure: Leasehold

Length of Lease: 973 Years

Service Charge: £1,920 pa

Ground Rent: £0

Local Authority: London Borough of Harrow

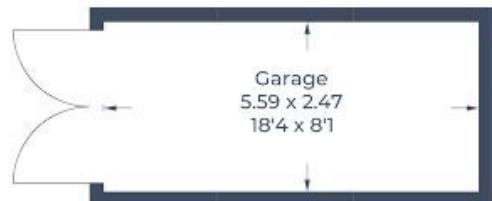
Council Tax Band: D

Energy Efficiency Rating: C

For additional information, please refer to
www.robsonsweb.com or call us on: 020 8866 8083.



Approximate Gross Internal Area = 98 sq m / 1,054 sq ft
Garage = 13.7 sq m / 148 sq ft
Total = 111.7 sq m / 1,202 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor **First Floor**

Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Robsons

ROBSONS

1 High Street, Pinner HA5 5PJ
Tel: 020 8866 8083 Email: pinner@robsonswb.com
www.robsonswb.com

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.