



A two double bedroom ground floor maisonette  
Chamberlain Way, Pinner, Middlesex HA5 2AZ





**Asking Price: £1,500 pcm**

## **A two double bedroom ground floor maisonette**

Chamberlain Way, Pinner, Middlesex HA5 2AZ

---

• ENTRANCE HALL • SPACIOUS RECEPTION ROOM • MODERN FITTD KITCHEN • BEDROOM ONE • BEDROOM TWO with FITTED WARDROBES • BATHROOM • FRONT & REAR GARDEN • STREET PARKING • GAS CENTRAL HEATING • FURNISHED

---

### **Description**

A two double bedroom ground floor maisonette situated in an ultra-convenient location on a popular residential road. Excellent in size and condition the accommodation comprises of a lounge, a modern kitchen, two double bedrooms and a bathroom. The property also benefits from its own front and rear gardens.

### **Location**

Chamberlain Way is situated on a popular road located just moments from both Pinner and Northwood Hills amenities, and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at both Pinner and Northwood Hills tube stations, which provide a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling which includes nearby Harlyn primary school and Northwood and Haydon secondary schools, there is also a good selection of children's parks/playgrounds and recreational facilities.





### Additional Information

- Local Authority: London Borough of Hillingdon
- Council Tax Band:
- Deposit Amount:
- Reservation Payment:
- Energy Efficiency Rating: Band D
- Available Date: 06/05/2024

Council Tax Band: D

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		74	(69-80) <b>C</b>		
(55-68) <b>D</b>	63		(55-68) <b>D</b>		68
(39-54) <b>E</b>			(39-54) <b>E</b>	54	
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

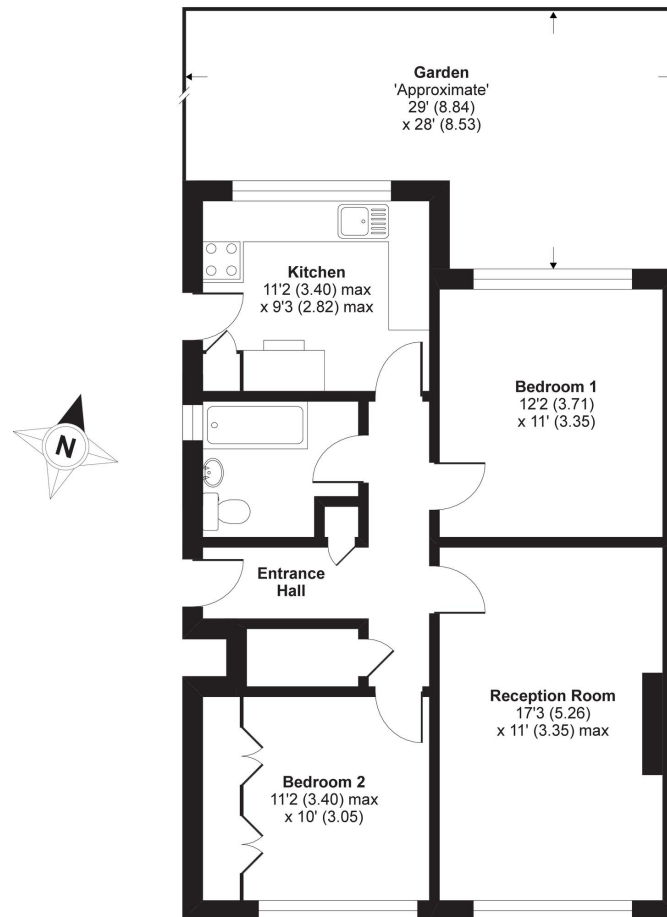
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.





## Chamberlain Way, Pinner, HA5

APPROX. GROSS INTERNAL FLOOR AREA 720 SQ FT 66.9 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Robsons Lettings REF : 472141



REGISTERED OFFICE 2-4 PACKHORSE ROAD, GERRARDS CROSS, BUCKINGHAMSHIRE, ENGLAND, SL9 7QE. COMPANY NO. 07557114. VAT NO. GB211239453