



An ideally located two bedroom first floor maisonette
Alandale Drive,Pinner, Middlesex HA5 3UT



Asking Price: £1,400 pcm

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• GROUND FLOOR ENTRANCE • STAIRS TO 1ST FLOOR • RECEPTION/DINING ROOM • KITCHEN • MASTER BEDROOM with FITTED WARDROBES • BEDROOM TWO • BATHROOM • PRIVATE REAR GARDEN • OFF STREET PARKING • DOUBLE GLAZING • UNFURNISHED

Description

This ideally located two bedroom first floor maisonette is presented in immaculate condition having been recently painted throughout with new carpets. The entrance hall gives access to a beautiful reception room/dining room, a modern fitted kitchen, two spacious bedrooms (the master is complete with built in wardrobes offering ample storage space) and a family bathroom. Completing this home there is a private rear garden and off street parking space.

Location

Set in a popular location moments from Northwood Hills which offers a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Northwood Hills tube station, which provides a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.





Additional Information

- Local Authority: London Borough of Hillingdon
- Council Tax Band: C
- Energy Efficiency Rating: Band C
- Available Date: 05/08/2022

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	77	80	(69-80) C	81	84
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

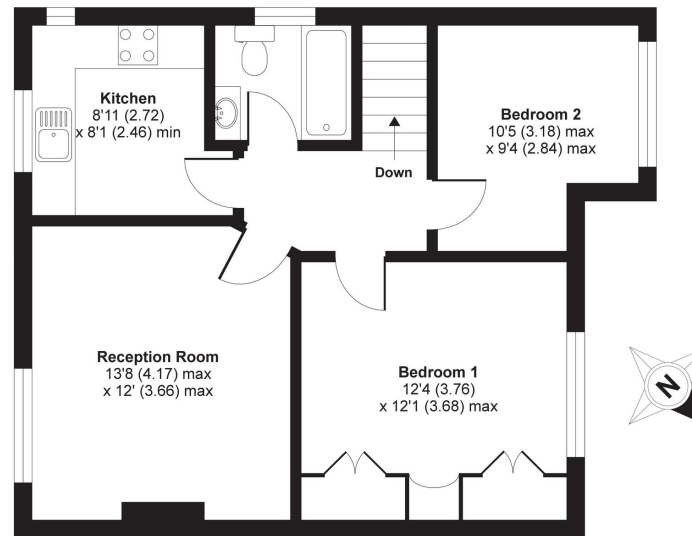
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

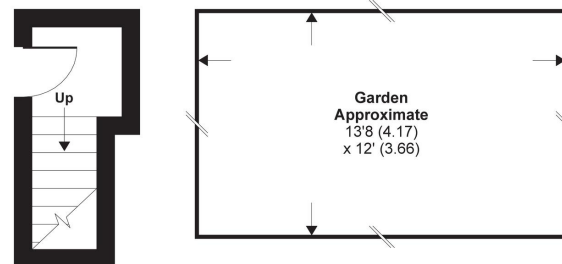


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APPROX. GROSS INTERNAL FLOOR AREA 630 SQ FT 58.5 SQ METRES



FIRST FLOOR



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.

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