



**A THREE BEDROOM, TWO BATHROOM DUPLEX WITH A PRIVATE REAR GARDEN**

Cannon Lane, Pinner, HA5 1HL

**ROBSONS**



Cannon Lane, Pinner, HA5 1HL

**NO ONWARD CHAIN • DUPLEX MAISONETTE**  
**• PRIVATE REAR GARDEN • OFF-STREET**  
**PARKING • OUTBUILDING • KITCHEN /**  
**LIVING ROOM • THREE DOUBLE BEDROOMS •**  
**TWO BATROOMS (ONE EN-SUITE) • WALKING**  
**DISTANCE TO AMENITIES**

### Description

Available to the market with no onward chain. An impressive three bedroom, two-bathroom duplex maisonette, benefitting from a private rear garden, a generous outbuilding, off-street parking for one car, and a share of the freehold. The property is in excellent condition throughout, and is located a short walk from Pinner High Street and the Metropolitan Line Station, whilst being within catchment of a number of local schools.

Upon entering the property, stairs lead to the first floor landing which provides access to a contemporary kitchen/living area complete with a modern fitted kitchen, two front aspect double bedrooms, and a luxury family bathroom. The second floor hosts the principal bedroom boasting a luxury en-suite shower room, with the added benefit of eaves storage.







The property has its own private rear garden as well as a generous outbuilding, with off-street parking for one car at the front of the property.

### **Location**

Cannon Lane is a short distance from Pinner High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets, with Eastcote High Street within easy reach. For commuters, nearby Pinner Station provides a regular service into London via the Metropolitan Line, with local bus routes easily accessible.

The area is well served by local primary and secondary schooling, with Cannon Lane Primary, West Lodge Primary, Pinner High and Nower Hill High School close by.

### **Additional Information**

Tenure: Share of Freehold

Lease: 999 years

Local Authority: London Borough of Harrow

Council Tax Band: C

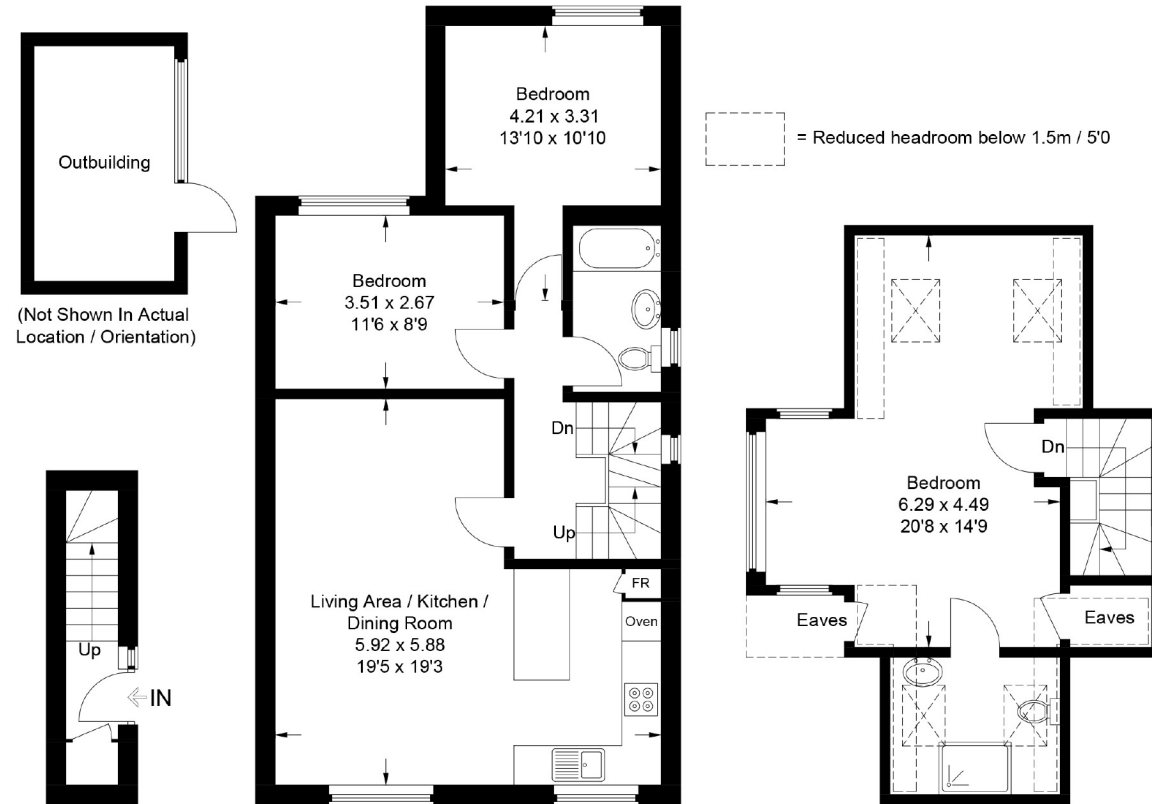
Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



## 12B Cannon Lane

Approximate Gross Internal Area  
 Ground Floor = 3.7 sq m / 40 sq ft  
 First Floor = 60.9 sq m / 655 sq ft  
 Second Floor = 35 sq m / 377 sq ft  
 Total = 99.6 sq m / 1,072 sq ft  
 (Excluding Outbuilding)



**Ground Floor First Floor**

**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Robsons – Bucks

# ROBSONS

1 High Street, Pinner HA5 5PJ  
 Tel: 020 8866 8083 Email: [pinner@robsonswb.com](mailto:pinner@robsonswb.com)

[www.robsonswb.com](http://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.