



A BRIGHT & WELL MAINTAINED THREE BEDROOM, MODERN DUPLEX APARTMENT

West End Avenue, Pinner, HA5 1BJ

ROBSONS

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• **FIRST FLOOR APARTMENT** • **GENEROUS LOUNGE** • **DINING ROOM** • **MODERN KITCHEN** • **THREE DOUBLE BEDROOMS** • **TWO BATH/SHOWER ROOMS** • **REAR GARDEN** • **OFF-STREET PARKING** •

Description

Conveniently situated within walking distance of Pinner's amenities, is this modern and well-maintained three bedroom, two bathroom, duplex apartment.

The apartment comprises a generous, light-filled lounge with a feature fireplace, a modern fitted kitchen with integrated appliances and an adjoining dining room. Two well proportioned doubled bedrooms complete the first floor, along with a stylish family bathroom. To the second floor there is an additional double bedroom boasting an en-suite shower room, and access to eaves storage space.

Externally the property benefits from a share of the rear garden and has a garden shed for storage. To the front there is off-street parking available for one car.





Location

Located in the heart of Pinner just a short stroll from a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters there are excellent transport facilities including the Metropolitan Line at Pinner station and a number of local bus routes. The ever popular Pinner Memorial Park & Café are close by where you can enjoy picturesque walks, as well as a number of children's play areas and other recreational facilities nearby.

The area is well served by primary and secondary schooling, being within catchment for Nower Hill Secondary School and West Lodge Primary School. Pinner High School is also close by, with Watford Boys and Watford Girls Grammar schools just a short distance away.

Additional Information

Guide Price: Price on Application

Tenure: Leasehold

Lease Length: 189years from March 1971

Service Charge: £0.00

Ground Rent: £10.00 p.a

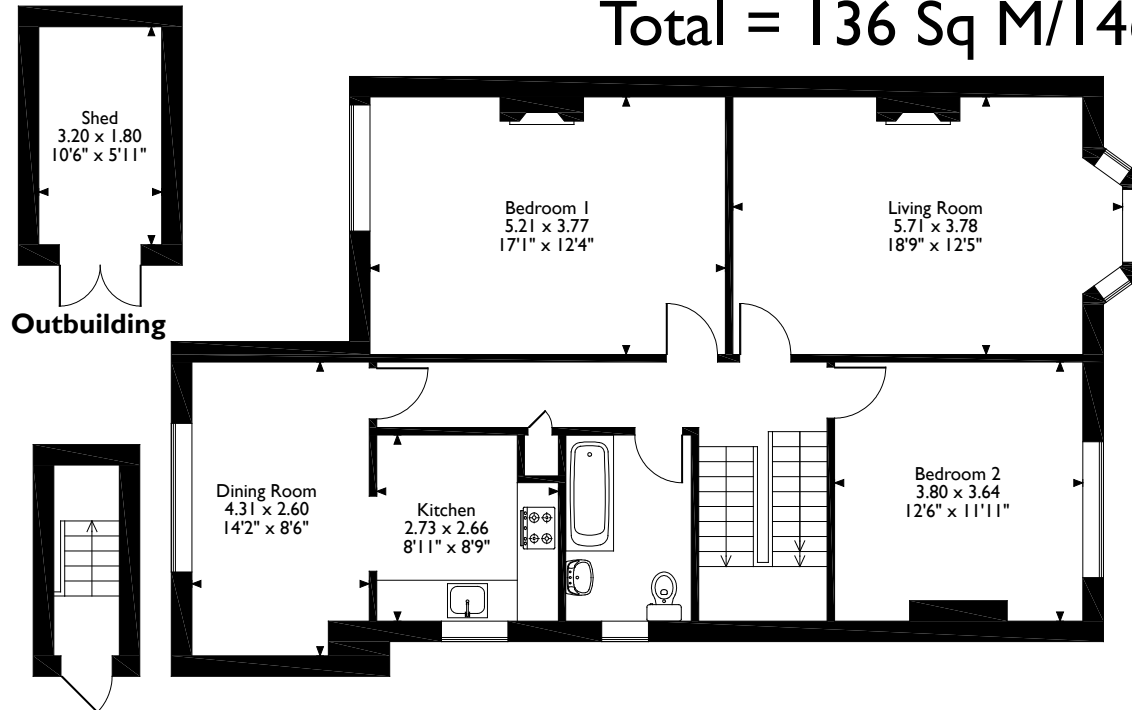
Local Authority: London Borough of Harrow

Council Tax: Band D

Energy Efficiency Rating: Band C

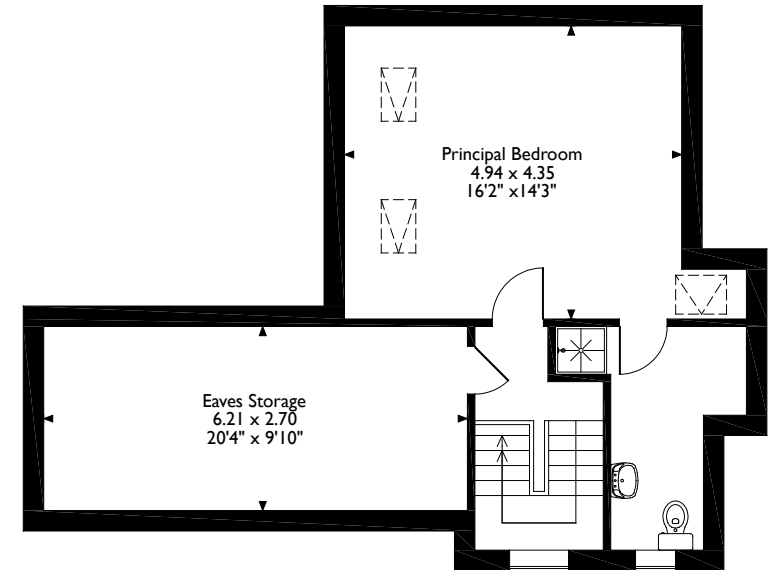


West End Avenue, Pinner
 Approximate Gross Internal Area
 Main House = 130 Sq M/1399 Sq Ft
 Outbuilding = 6 Sq M/65 Sq Ft
 Total = 136 Sq M/1464 Sq Ft



Ground Floor

First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ROBSONS

1 High Street, Pinner, Middlesex, HA5 5PJ
 Tel: 0208 866 8083 Pinner@robsonswb.com
www.robsonswb.com

www.the-londonoffice.co.uk
 40 ST JAMES'S PLACE SW1