



**A MODERN AND CHAIN FREE TWO DOUBLE BEDROOM GROUND FLOOR  
MAISONETTE**

West End Avenue, Pinner, HA5 1BP

**ROBSONS**



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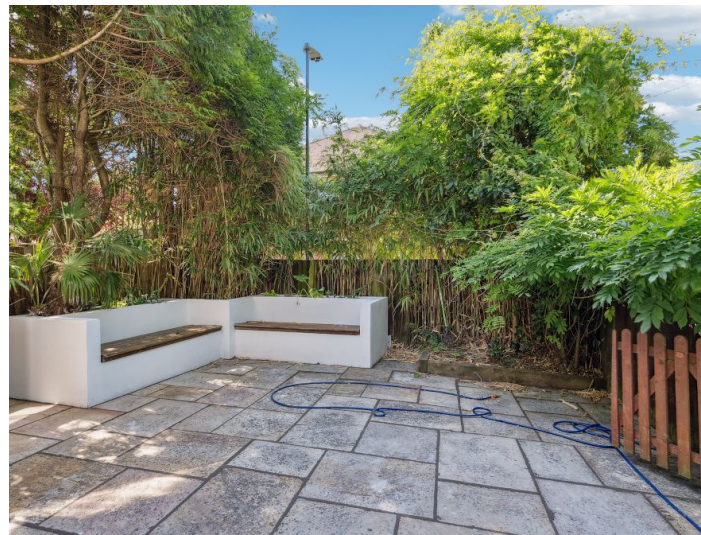
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**CHAIN FREE • GROUND FLOOR • TWO DOUBLE BEDROOMS • FAMILY SHOWER ROOM • RECEPTION ROOM • KITCHEN • DIRECT ACCESS TO REAR GARDEN • OFF-STREET PARKING • GARAGE IN NEARBY BLOCK**

## Description

Available to the market with no onward chain. A well-presented two-bedroom ground-floor maisonette offering modern living in a highly sought-after location, just a short walk from Pinner High Street and the Metropolitan Line station.

The property itself features bright interiors with neutral décor, comprising a front-aspect reception room, two double bedrooms, a family shower room, and a kitchen. Direct access to the garden is available via the kitchen, and there is the added benefit of a garage and off-street parking.







West End Avenue is a few minutes' walk from Pinner High Street, and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner Station provides a regular service into London via the Metropolitan Line, as there is easy access to a number of local bus routes.

The area is well served by primary and secondary schooling, including nearby West Lodge Primary School.

### **Additional Information**

Tenure: Leasehold

Lease Length: Approx. 989 Years

Ground Rent: TBC

Service Charge: TBC

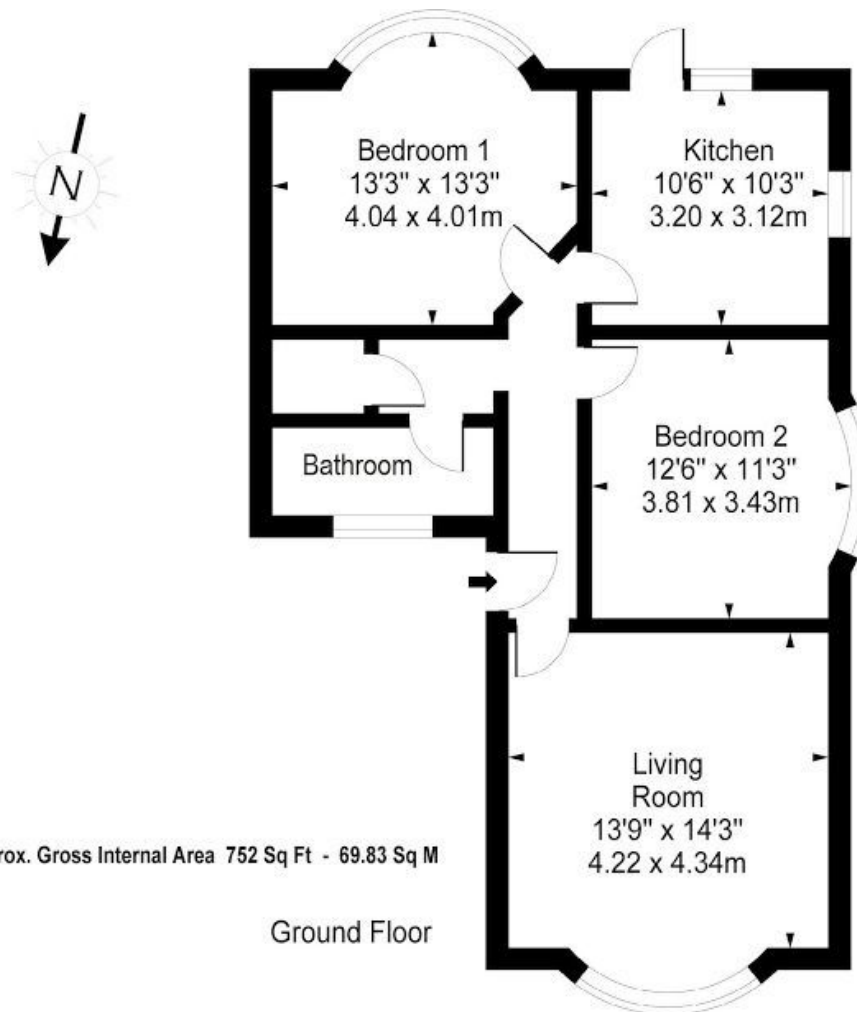
Local Authority: London Borough of Harrow

Council Tax Band: D

Energy Efficiency Rating: D

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





For Illustration Purposes Only - Not To Scale Floor Plan by [www.pmsupply.co.uk](http://www.pmsupply.co.uk) Ref: No. 31955

This floor plan should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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