



A TWO BEDROOM GROUND FLOOR MAISONETTE WITH A REAR GARDEN

Ellement Close, Pinner, HA5 1EP

ROBSONS

A TWO BEDROOM GROUND FLOOR MAISONETTE WITH A REAR GARDEN

51 ELLEMENT CLOSE, PINNER, HA5 1EP

**NO ONWARD CHAIN • GROUND FLOOR •
ENTRANCE HALLWAY • LOUNGE/DINER • TWO
DOUBLE BEDROOMS • KITCHEN • BATHROOM •
EXTERNAL STORE CUPBOARD • REAR
GARDEN • RECENTLY RE-WIRED THROUGHOUT •
COMBINATION BOILER • LEASE CURRENTLY IN
THE PROCESS OF BEING EXTENDED TO 999
YEARS**

Description

A generously proportioned, two double bedroom, ground floor maisonette with the added benefit of a rear garden, perfect for first time buyers or investors alike.

The property comprises an entrance hallway providing access to a generous, front aspect lounge/diner with a well-equipped kitchen, a family bathroom and two double bedrooms.

Externally the property boasts a rear garden that is laid to lawn, with an outhouse for storage





Location

Situated off Eastcote Road, this property is just a short walk to Pinner high street and a variety of shopping facilities, restaurant's, coffee houses and popular supermarkets. For commuters, the Metropolitan Line can be accessed at Pinner station, and there are a number of local bus routes in the area. Alternatively, Eastcote high street is just a short distance away, as is Eastcote station with the Metropolitan and Piccadilly line services.

The area is well served by local primary and secondary schooling, children's play areas and recreational facilities.

Additional Information

Tenure: Leasehold

Lease Length: Currently in the process of being extended to 999 years

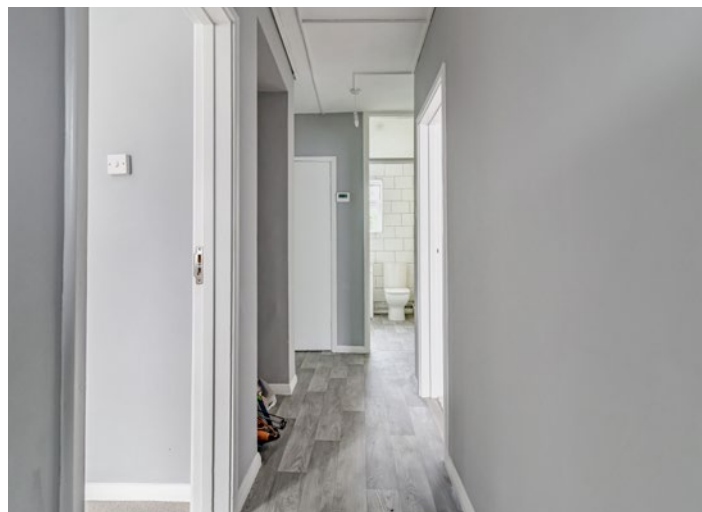
Service Charge: 0.00

Ground Rent: £10 p.a

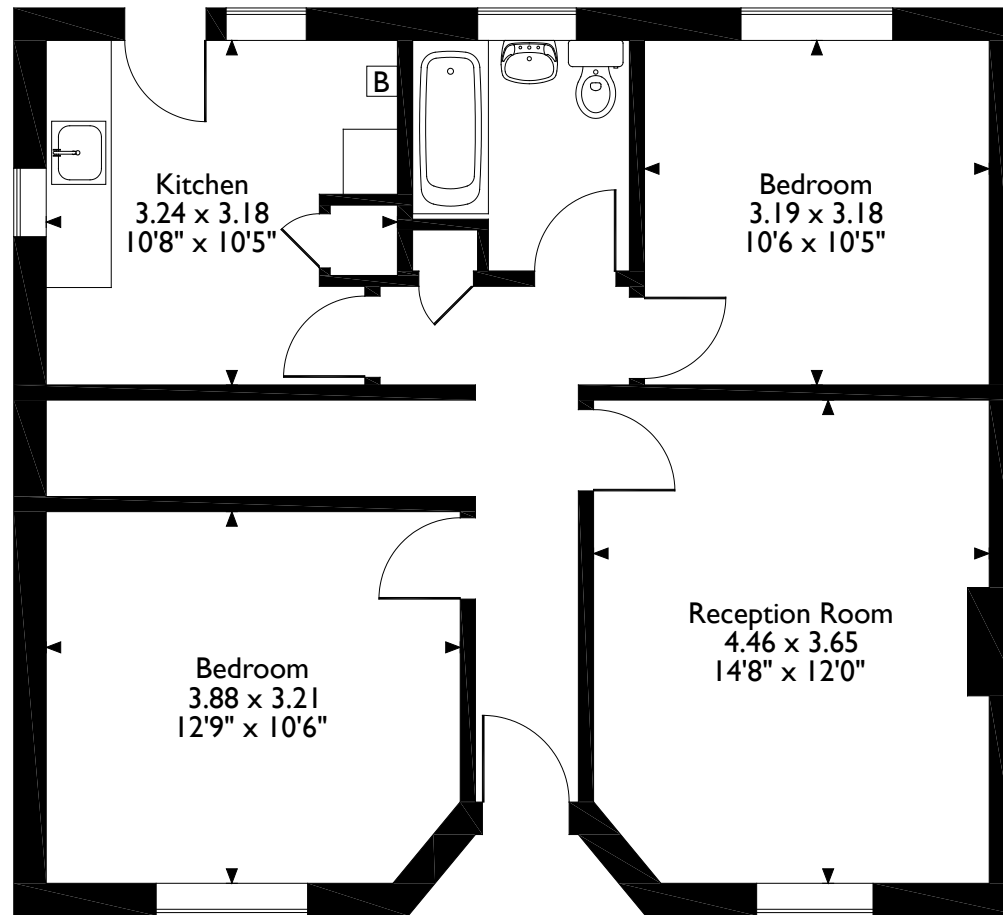
Local Authority: London Borough of Harrow

Council Tax: Band C

Energy Efficiency Rating: Band C



Ellement Close, Pinner
Approximate Gross Internal Area
66 Sq M/ 710 Sq Ft



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 1PJ
Tel: 0208 866 8083 Email: Pinner@robsonswb.com
www.robsonswb.com

[www.
the
londonoffice.co.uk](http://www.the-londonoffice.co.uk)
40 ST JAMES'S PLACE SW1

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.