



A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT WITH A SHARE OF FREEHOLD & NO ONWARD CHAIN

Georgian Lodge, Field End Road, Pinner, HA5 2PZ

ROBSONS

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**RECEPTION ROOM WITH PRIVATE TERRACE •
KITCHEN • 2 BEDROOMS • FAMILY
BATHROOM • COMMUNAL GROUNDS •
GARAGE • SHARE OF FREEHOLD • LONG
LEASE**

Description

Located in the Eastcote Village Conservation Area this beautifully kept 2 double bedroom ground floor flat provides generous accommodation within a handsome Georgian style property within easy reach of the excellent amenities of Eastcote, Pinner, Ruislip and Northwood Hills.

With high ceilings and ornate cornices to the main rooms its spacious ambience is apparent upon entering. The ample hall provides 2 large storage cupboards. Visitor access is via an entry-phone. The lounge/dining room is well proportioned and benefits from a feature fireplace. French doors lead to a small private terrace on the South West side of the building. This leads to the well maintained communal garden where the corner adjacent to the property can be used in virtual privacy. Both bedrooms are double size rooms and have fitted wardrobes.





The kitchen is fitted with modern white units, a built in oven and microwave. The property is centrally heated, a new boiler having been installed in recent years. For extra Winter comfort the kitchen and bathroom have underfloor electric heating and the bathroom towel rail is heated via the central heating or electrically as an option. The property includes a garage in the adjacent block where the owner kept her car. Eastcote village offers a relaxed lifestyle whilst enjoying excellent connectivity for commuting. Nearby stations include Eastcote (Met/Picc lines) and Northwood Hills (Met Line), both accessible by foot or the nearby 282 bus. The H13 bus to Pinner and Ruislip also stops close-by. Green walks are on the doorstep, particularly Eastcote House grounds, including the old stable, dovecote, walled garden and its cafe.

The property is being sold chain-free and is available for early occupation.

Location

Tenure: Share of Freehold
Local Authority: London Borough of Hillingdon
Council Tax Band: D
Energy Efficiency Rating: C
Service Charge: £2,800 pa
Lease Term: 991 years

For additional information, please refer to www.robsonsworld.com or call us on: 020 8866 8083.



Approximate Gross Internal Area = 74.1 sq m / 798 sq ft
Garage = 13 sq m / 140 sq ft
Total = 87.1 sq m / 938 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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SCAN TO VISIT



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