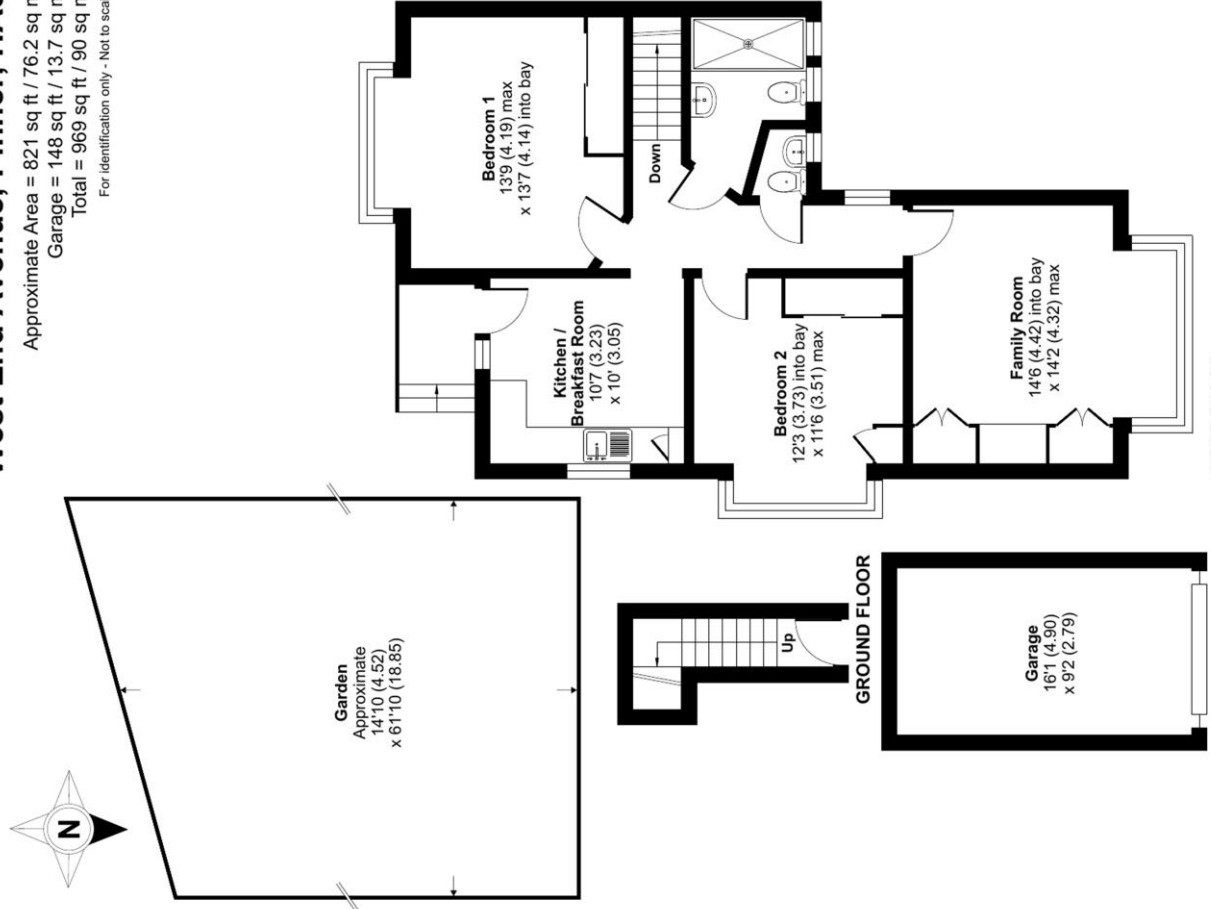




West End Avenue, Pinner, HA5

Approximate Area = 821 sq ft / 76.2 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 969 sq ft / 90 sq m

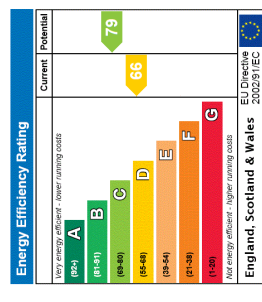
For identification only - Not to scale



RICS Certified Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©inchroom 2024.
 Produced for Rawlinson Gold. REF: 1076864

RAWLINSON GOLD

Pinner Office Sales & Lettings
 13 Bridge Street, Pinner,
 HA5 3HR
 T: 020 8866 2300
 sales@rawlinsongoldpinner.com
 www.rawlinsongoldpinner.com



Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Rawlinson Gold.

Key Features & Description

- First Floor Maisonette
- Two Bedrooms
- Shower Room
- Reception Room
- Kitchen
- Garden
- Chain Free



A well-presented two double bedroom first floor flat situated in a great location, just moments from West Lodge primary school, and in close proximity to Nower Hill High School, as well as being close to local shopping and transport facilities.

The property features a spacious living room with lots of natural light and ceiling spotlights, a modern kitchen/breakfast room and access to the rear garden. The two large double bedrooms both have fitted wardrobes and bay windows. To complete the property is a well presented and recently fitted shower room with separate WC.

Pinner is within a short walk from this property which offers a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner station, providing a fast and frequent service into the heart of Central London. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities all nearby.

