



**Ashburton Court, Elm Park Road, Pinner, HA5**

Approximate Area = 824 sq ft / 76.5 sq m  
 Garage = 144 sq ft / 13.3 sq m  
 Total = 968 sq ft / 89.8 sq m

For identification only - Not to scale

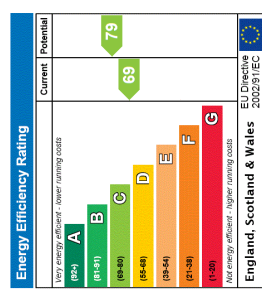


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©inchroom 2024. Produced for Rawlinson Gold. REF: 1163123



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**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

- Split Level Apartment
- Own Private Front Door
- Two Bedrooms
- Bathroom
- Kitchen
- Large Reception Room
- Balcony
- Garden
- Recently Decorated
- Garage
- Long Lease
- Close to Pinner Station & Shops

Set in a desirable location the accommodation briefly comprises of stairs leading up to the first floor and an entrance hall. Off the hallway is a bright reception room with doors opening to the private balcony and a fitted kitchen. Following up to the second floor are two well-proportioned bedrooms, and modern bathroom. To the rear is a garden, enjoying a lawn and mature trees and shrubs.

Ashburton Court is placed just a short walk from Pinner High Street with its choice of shops, restaurants, supermarkets and bus routes. The station provides direct access into Central London via The Metropolitan Line. Within the local area are several highly-regarded schools and a number of open spaces.

