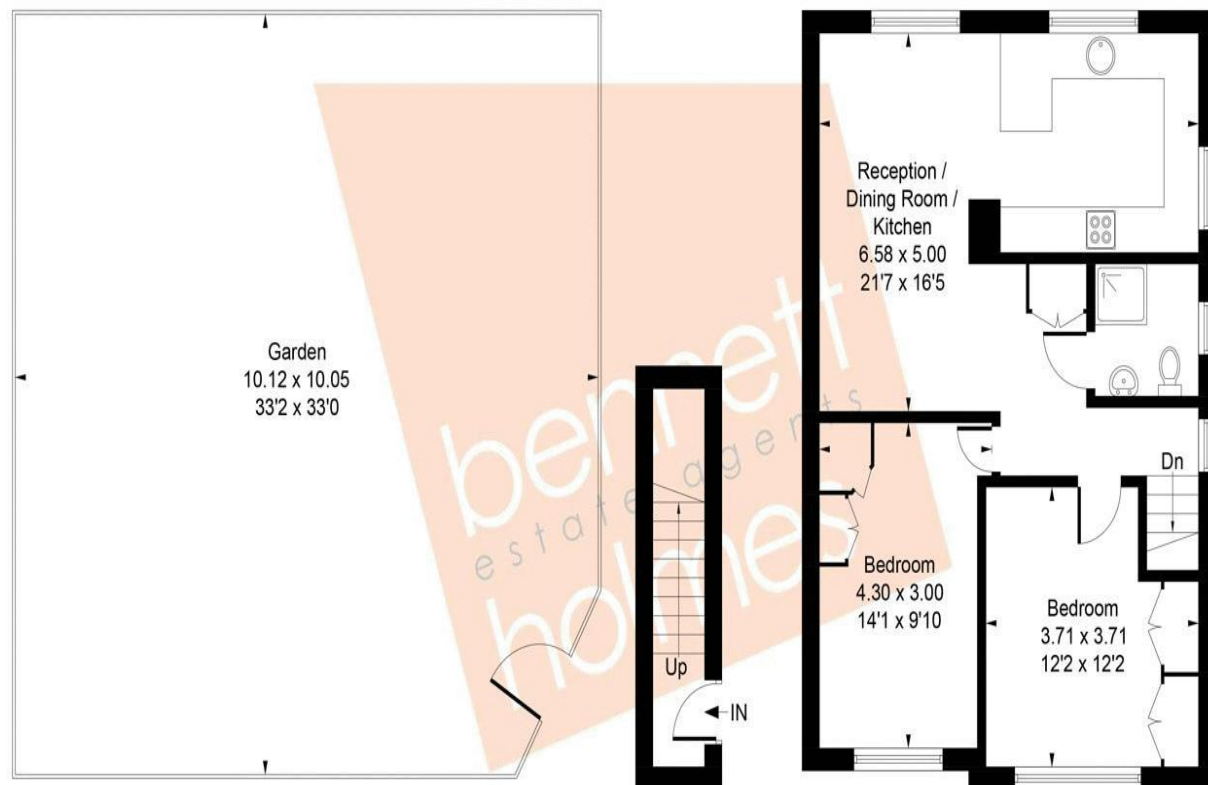


## Abbey Close, Pinner

Approximate Gross Internal Area  
Ground Floor = 4.67 sq m / 51 sq ft  
First Floor = 63.29 sq m / 681 sq ft  
Total = 67.96 sq m / 732 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

Ground Floor First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

Leasehold - 932 years remaining on the lease  
Term : 999 years from 29 September 1958  
No service charge  
Ground rent- £10 pa  
Borough of Harrow  
Council tax band D- £2,396  
EPC- C

NORTHOLT OFFICE

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**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## Abbey Close Pinner HA5 2AW

Price Guide: £385,000



Bennett Holmes are pleased to offer this two double bedroom purpose built first floor maisonette with own garden. The property is situated in a quiet cul-de-sac location within walking distance of Pinner's high street and transport links. There are over 900 years remaining on the lease, no service charge and £10 pa ground rent. Other benefits include gas central heating, double glazed windows, modern kitchen and shower room, open plan kitchen/ lounge, fitted wardrobes, own rear garden and no upper chain.





- TWO DOUBLE BEDROOMS
- FIRST FLOOR MAISONETTE
- MODERN CONDITION THROUGHOUT
- OVER 900 YEARS REMAINING ON THE LEASE
- NO SERVICE CHARGE, £10 PA GROUND RENT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- NO UPPER CHAIN

## Abbey Close Pinner HA5 2AW

**Price Guide:** £385,000



### Accommodation

The accommodation briefly comprises own front door opening to the entrance lobby with stairs to the landing which has doors to two double bedrooms, the bathroom and is open to the open plan kitchen/ lounge. The modern kitchen is fitted with wall and base level units, sink, a 4 ring electric hob with overhead extractor hood and integrated electric oven. There is plumbing for a washing machine and an integrated fridge/ freezer.

Outside the property is own rear garden which measures approx. 33 ft which is mainly laid to lawn with a decked area.

Leasehold - 932 years remaining on the lease  
No service charge  
Ground rent- £10 pa

