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**ROBERTSON
PHILLIPS**
Estate Agents



Nursery Road, Pinner

Guide Price £425,000



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A RECENTLY REFURBISHED - A TWO DOUBLE BEDROOM PROPERTY WITH NO ONWARD CHAIN. Ideal for first time buyers or people looking to trade up from a flat, this is a great opportunity to purchase what is essentially a new home. Benefits include, new flooring throughout, new electrics, kitchen with new boiler and appliances, bathroom and downstairs w/c. There is also a garage in a nearby block, parking to the front of the property and communal gardens to the rear.

Situated off Cuckoo Hill within easy reach of Pinner, Northwood Hills, Eastcote and Hatch End. There are a variety of shopping facilities, supermarkets, restaurants, coffee shops and more. Transport links include the Metropolitan Line, Piccadilly Line and the Lioness Line into Wembley. A number of bus routes and motorway links are also close by. There is also a good selection of outstanding private & state schools within the area.



Ground Floor

Hall

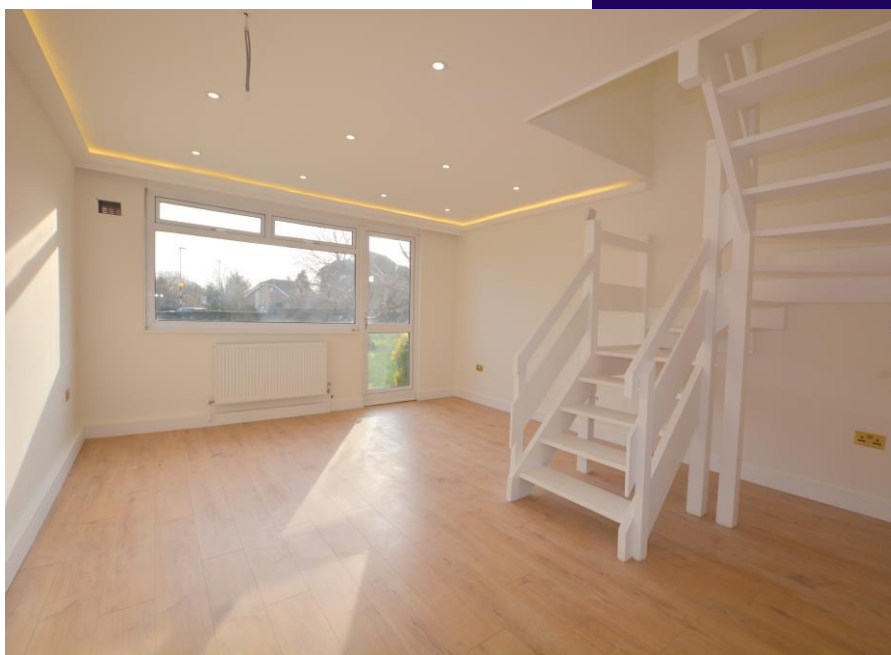
Open plan to living/dining area.

W/C

New low level w/c, metro style tiles, brass look heated towel rail and basin sink with mixer tap.

Kitchen 8' 7" x 7' 11" (2.61m x 2.41m)

Fitted with a matching range of base and eye level units with worktop space over with single drainer with mixer tap, extractor fan, automatic washing machine, space for fridge/freezer, electric, fan assisted oven, four ring electric induction hob, window to front and laminate flooring.



Living/Dining Room 18' 10" x 14' 5" (5.74m x 4.39m) Nice bright room with laminate wood flooring, spotlights, led recessed ceiling lighting, window to rear, door to communal gardens and stairs to first floor.

First Floor

Bedroom 1 14' 5" x 9' 11" (4.39m x 3.02m)
Laminate wood flooring, recessed led ceiling lighting, with window to rear.

Bedroom 2 14' 5" x 8' 7" (4.39m x 2.61m)
Laminate wood flooring, recessed led ceiling lighting, with window to front.

Shower Room

Tiled from floor to ceiling this stunning family bathroom benefits from having a fully tiled shower enclosure, fixed glass screen, rain fall shower and mixer. Low-level WC, wash hand pedestal basin with mixer tap, illuminated mirror and heated towel rail.

Lease Length
999 years from 1965
Ground Rent
£15.00 p.a

Service Charge - Approximately £1500 Per annum

Garage
Located in nearby block.

Council Tax Band: D
EPC Rating: E - Waiting for new EPC which will potentially be a B/C
Tenure: Leasehold

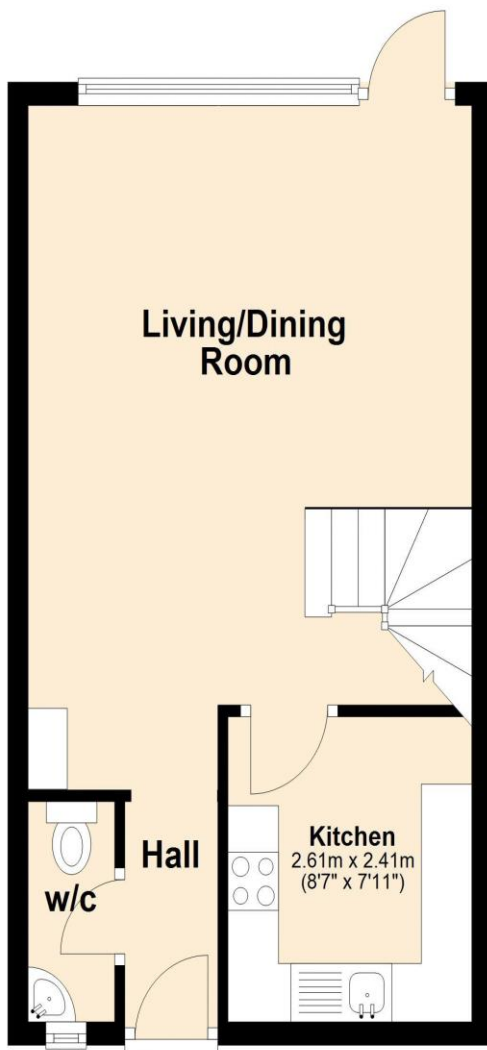


KEY FEATURES:

- Two Double Bedrooms ● Fitted Kitchen ● Fitted Shower Room ● W/C ●
- Living/Dining Room ● Garage
- No Onward Chain ●

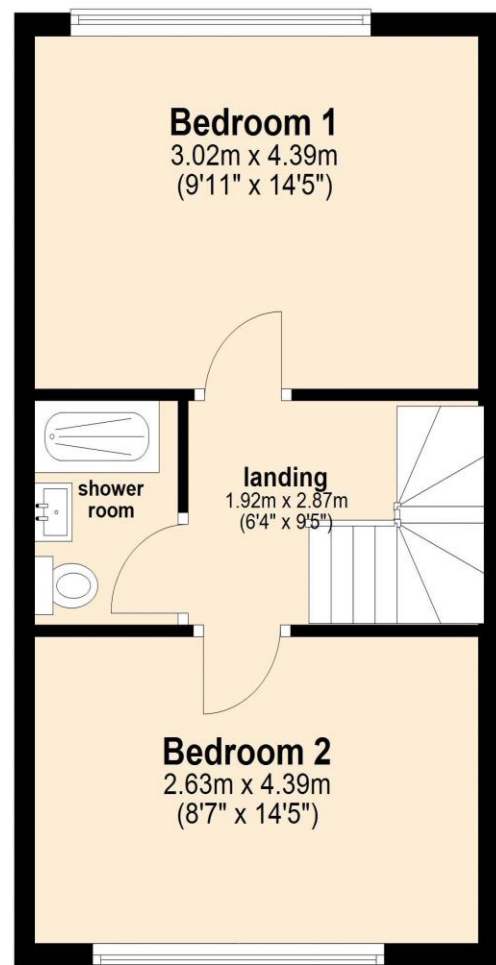
Ground Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.