



Andrew Pearce
PINNER

GRANVILLE PLACE, PINNER, HA5 3NL £325,000



Perfect for First-Time Buyers, Downsizers, or Investors – No Chain

Offered for sale with no upper chain, this charming one-bedroom ground floor flat is ideal for first-time buyers, downsizers, or savvy investors. Situated in a popular development, the property is conveniently located within easy reach of transport links and local amenities, making it a fantastic choice for both personal living or rental income. With a projected monthly rental income of £1,300, it presents a solid investment opportunity.

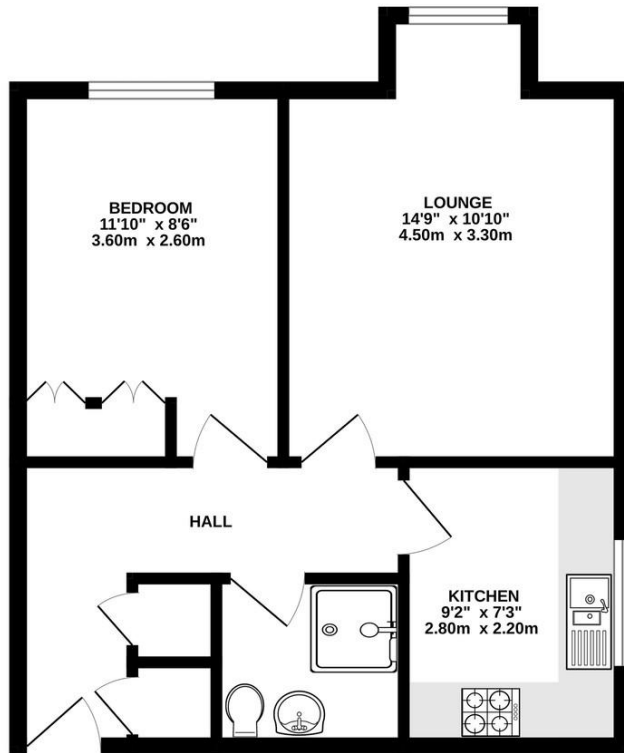
The accommodation includes an entrance hallway with built-in storage, a bright and spacious reception room, and a fitted kitchen complete with eye and base level units and functional appliances. The property also features a three-piece shower room and a good-sized double bedroom with built-in wardrobes. Additional highlights include well-maintained communal gardens and allocated parking, adding to the overall appeal.

Granville Place is just a short walk from Pinner High Street, offering a range of shops, cafes, restaurants, and supermarkets. For commuters, the nearby Metropolitan Line station provides fast and direct access into central London, with excellent bus links also nearby.

Whether you're looking to buy your first home, downsize to a more manageable property, or invest in a sought-after location with great rental potential, this ground floor flat is an opportunity not to be missed.



433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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