



HINTON
residential

SALES, LETTINGS & MANAGEMENT

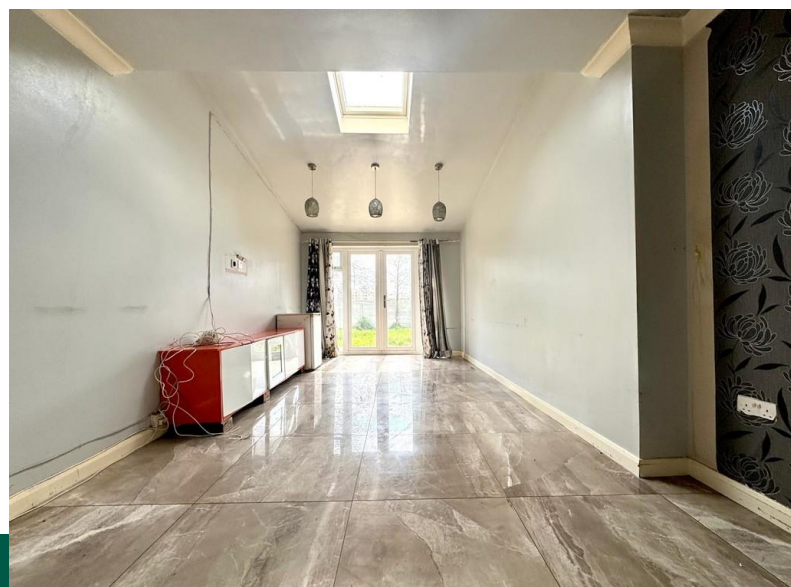
Pinner Park Gardens

Harrow HA2 6LQ

- Two double bedroom
- Separate study room
- Own front door
- Off street parking

Asking Price Of £375,000

EPC Rating '53'





Property Description

A TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH LARGE PRIVATE REAR GARDEN AND OFF STREET PARKING located on this residential road within convenient access to local schools, supermarkets and transport links including Harrow on the Hill Station (Metropolitan line and National Rail Services), Harrow and Wealdstone Station (Bakerloo line and Overground including fast trains) and Headstone Lane Station. Offered to the market chain free.

This home comprises; a very good sized double bedroom with fitted wardrobes, a second large double bedroom, a separate fitted kitchen, a modern shower room, a separate study room and a spacious south facing reception room with access via double doors out to the large private rear garden with a large patio, perfect for entertaining.





Schools within 1 mile

Nower Hill School - Ofsted 'Outstanding'
 Kingsley High School - Ofsted 'Outstanding'
 Vaughan Road - Ofsted 'Outstanding'
 Pinner Park Primary School - Ofsted 'Good'
 St Teresa's School - Ofsted 'Good'
 Cedars Manor - Ofsted 'Good'
 Hatch End High - Ofsted 'Good'
 Whitefriars School - Ofsted 'Good'
 Salvatorian Roman Catholic College - Ofsted 'Good'
 Marlborough Schol - Ofsted 'Good'

Local Transport

Headstone Lane Station - Overground to Euston/Watford Junction 0.4m
 Harrow and Wealdstone Station - Bakerloo line and Overground including fast trains to Euston from 13 minutes - 0.9m
 North Harrow Station - Metropolitan line - 0.9m
 Harrow on the Hill Station - Metropolitan line and National Rail services (1.6m with bus services running to the station)
 H14 bus towards Northwick Park Hospital/Hatch End

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Hinton Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Hinton Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements