




Andrew Pearce
PINNER

PINNER GROVE, PINNER, HA5 5NY £320,000



This ground-floor flat presents an excellent opportunity for first-time buyers or investors, offering a prime location.

The property features a spacious entrance hallway, a generous reception room, and a functional kitchen. It also includes two double bedrooms and a family bathroom. Outside, residents can enjoy communal gardens, and there is on-street parking available.

Pinner Grove is ideally situated just a short walk from Pinner High Street, which boasts a range of charming shops, cafes, restaurants, and supermarkets. Commuters will benefit from easy access to bus routes and the nearby Metropolitan Line station, providing a quick and direct route into central London. The area is also home to several highly regarded schools, as well as beautiful green spaces, including Pinner Village Gardens and Pinner Memorial Park.

This flat offers a fantastic opportunity to make a mark in a highly sought-after location.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



