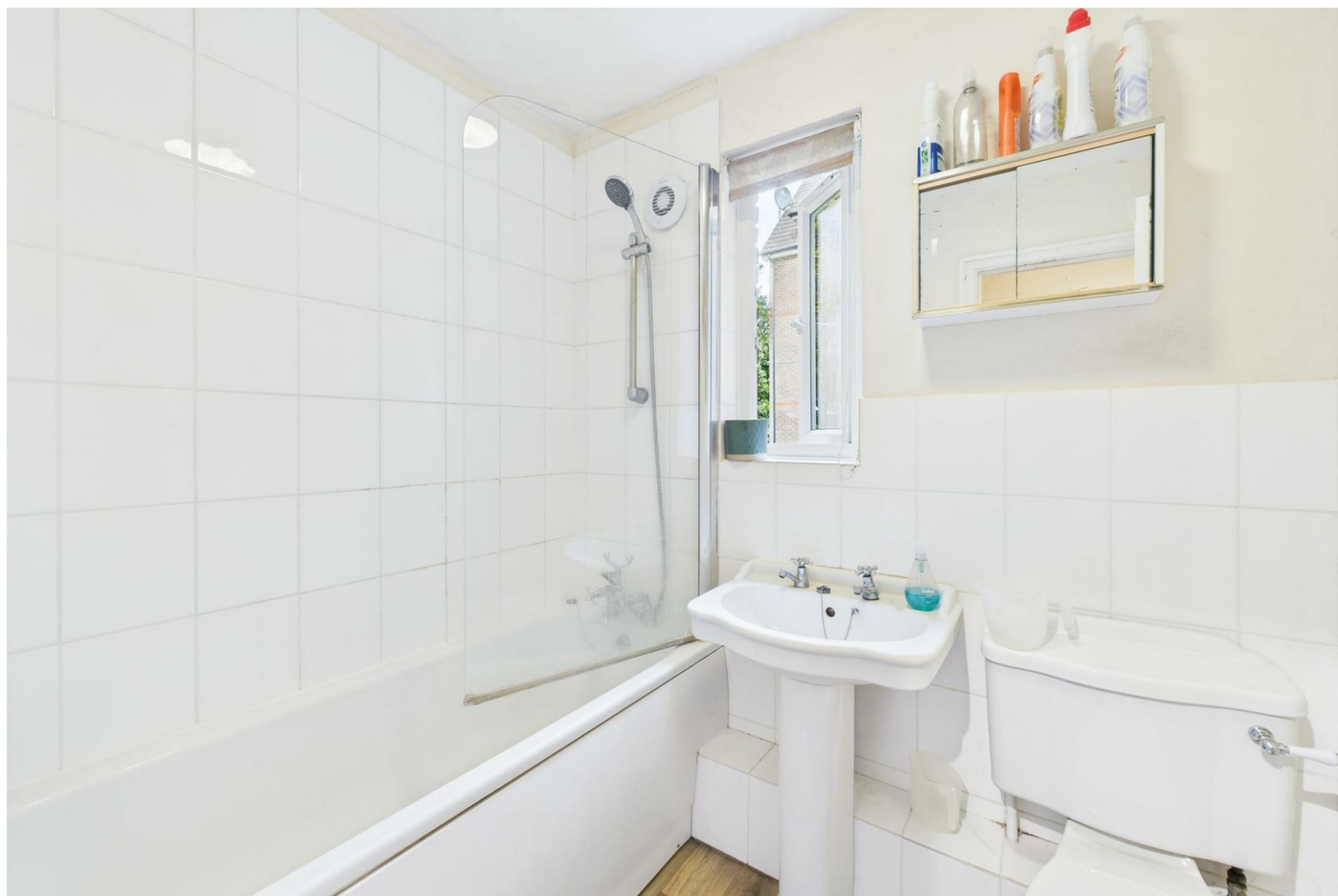




Granville Place, Pinner, HA5 3NL



NO UPPER CHAIN. Set in this popular location this property briefly comprises : Entrance hall, kitchen, bathroom suite and one good size bedroom. The property benefits include : Double glazing, electric storage heating, allocated parking and communal gardens. Just a short walk from Pinner High Street, this property offers a range of shops, restaurants, cafes and supermarkets. The nearest Metropolitan Line station provides fast and direct access into central London, with excellent bus links also nearby.



### ENTRANCE HALL

Coved ceiling, radiator, storage cupboards x2, doors to:

### LIVING ROOM

Dual aspect double glazed window, coved ceiling, radiator.

### MASTER BEDROOM

Rear aspect double glazed window, radiator, fitted wardrobe.

### KITCHEN

Side aspect double glazed window, part tiled walls, laminate effect flooring, radiator, a range of eye and base level units, integrated hob and oven, space for fridge and washing machine.

### BATHROOM

Front aspect double glazed frosted window, part tiled walls,

laminate effect flooring, panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low level wc.

### LEASE

TBD

### OUTGOINGS

TBD

### PARKING

Allocated space - Number 88

### COUNCIL TAX

London Borough of Harrow -  
Band C - £2,129.65

N.B. WE RECOMMEND YOUR  
SOLICITOR VERIFIES THIS  
BEFORE EXCHANGE OF  
CONTRACTS.

### DISTANCE TO STATIONS

Pinner (0.5 miles) - Metropolitan  
Hatch End (2 miles) - Overground



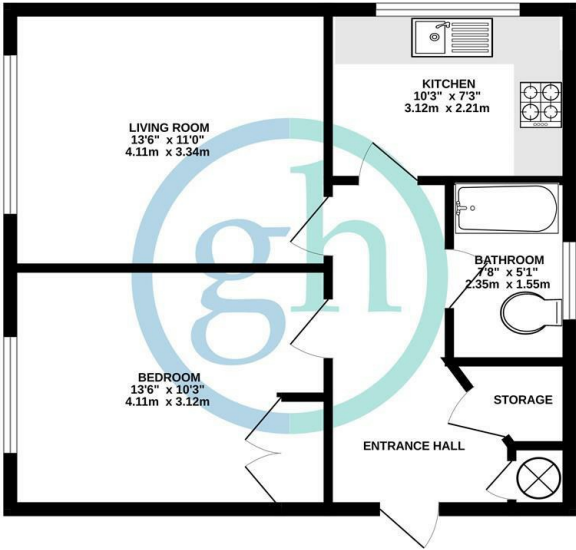
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GROUND FLOOR



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 misstatement. 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.  
Made with Miroplan 5.0.0.23

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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