



Field End Road, Pinner, HA5 1RD
£350,000



NO UPPER CHAIN. A fully refurbished three bedroom split level flat located above the shops on Eastcote's main High Street. Ideally located for the shopping and transport facilities which includes the Metropolitan and Piccadilly Line, This property briefly comprises: Three bedrooms, large reception room, good size kitchen and bathroom suite. The property benefits include: Gas central heating, double glazing, available immediately & unfurnished.

This property is set on Eastcote's bustling shopping parade which offers a good range of local shops, bus routes, restaurants, rail links and schools such as Newnham, Field End and Haydon. The A40 is within striking distance offering easy access to both Central London and the Home counties.



ENTRANCE HALL

Front aspect double glazed frosted glass window, storage cupboard housing meters, radiator, downlighting

LIVING ROOM

Rear aspect double glazed leaded light window, side aspect double glazed leaded light window, feature fireplace, radiator, downlighting

KITCHEN

Front aspect double glazed window, side aspect double glazed leaded light window, radiator, tiled flooring, range of base and eye level units, oven unit with four ring gas hob with extractor fan, stainless steel sink with drying rack, room for appliances

FIRST FLOOR LANDING

Doors to:

BATHROOM

Front aspect double glazed frosted glass window, tiled walls, tiled floor, panel enclosed bath with wall mounted shower attachment, low level w/c, pedestal wash hand basin, heated towel rail,

BEDROOM ONE

Rear aspect double glazed leaded light window, side aspect double glazed leaded light window, radiator

BEDROOM TWO

Rear aspect double glazed leaded light window, radiator

BEDROOM THREE

Front aspect double glazed window, side aspect double glazed leaded light window, radiator

LEASE

99 years remaining.

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

OUTGOINGS

Ground Rent - £150 per annum

Building insurance - £240 per annum

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

COUNCIL TAX

London Borough of Hillingdon - Band C - £1,656.80

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

DISTANCE TO STATIONS

Eastcote Underground Station (0.1 miles) - Piccadilly / Metropolitan



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

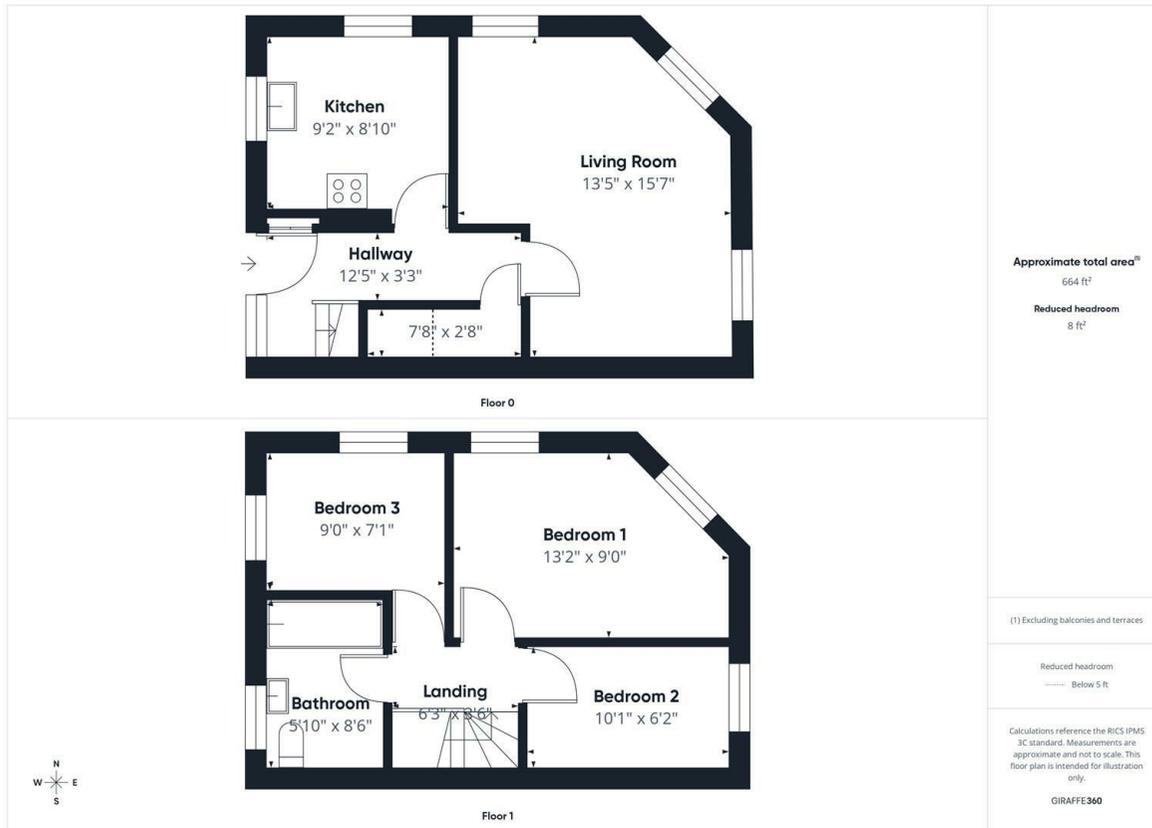
T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk



gibsonhoney



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.