



Cecil Park, Pinner

£525,000 Leasehold

This lovely two double bedroom apartment is set on the ground floor of a prestigious Edwardian property. Located on one of Pinner's most sought after roads being only a short walk to Pinner Village with its wide range of restaurants, shops and transport amenities including the Metropolitan Line tube station. The light and spacious accommodation has been tastefully decorated throughout to a high standard with a fabulous private decked terrace accessed from the reception room.

EPC - D

• Two Double Bedrooms • Ground Floor Garden Apartment • High Specification • Modern Fitted Kitchen/Breakfast Room • Two Modern Bathrooms (One En-Suite) • Reception Room • Fabulous Private Decked Terrace • Use Of One Third Share Of The Garden • Gas Fired Central Heating • New 999 Year Lease



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Inside

The light and spacious accommodation has been tastefully refurbished to a high standard by the current owner, comprising entrance hallway, reception room with bespoke fitted furniture, modern fitted kitchen/breakfast room with integrated appliances, two double bedrooms, bathroom, en-suite shower room to master bedroom. Additional benefits include Edwardian period features including high ceilings and ceiling cornices. There is also gas central heating and a security entryphone system.

Outside

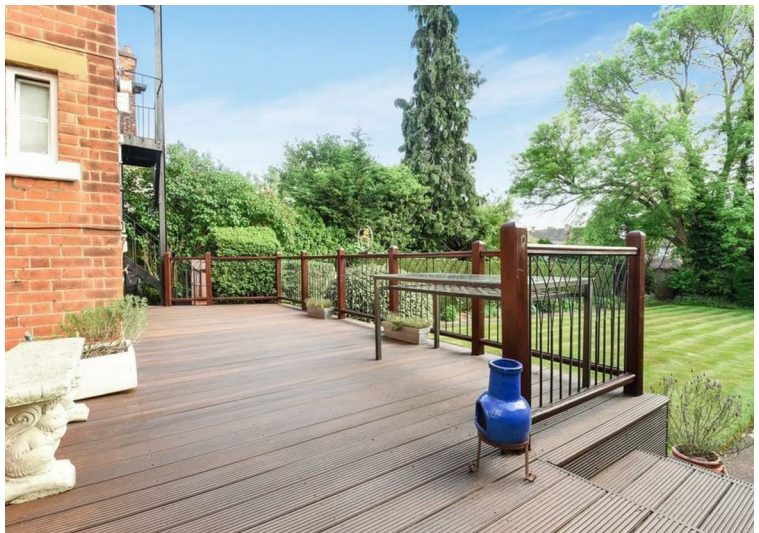
To the rear of the property double doors from the reception room lead to a fabulous decked terrace that runs along the width of the building with steps leading to the lawned area, where the property owns the first third of this. The exterior of the building has recently undergone an extensive maintenance program.

LEASE: The property is to be sold with a new lease of 999 years.

The vendor has informed us that the service charge will be minimal due to the recent maintenance works on the building.

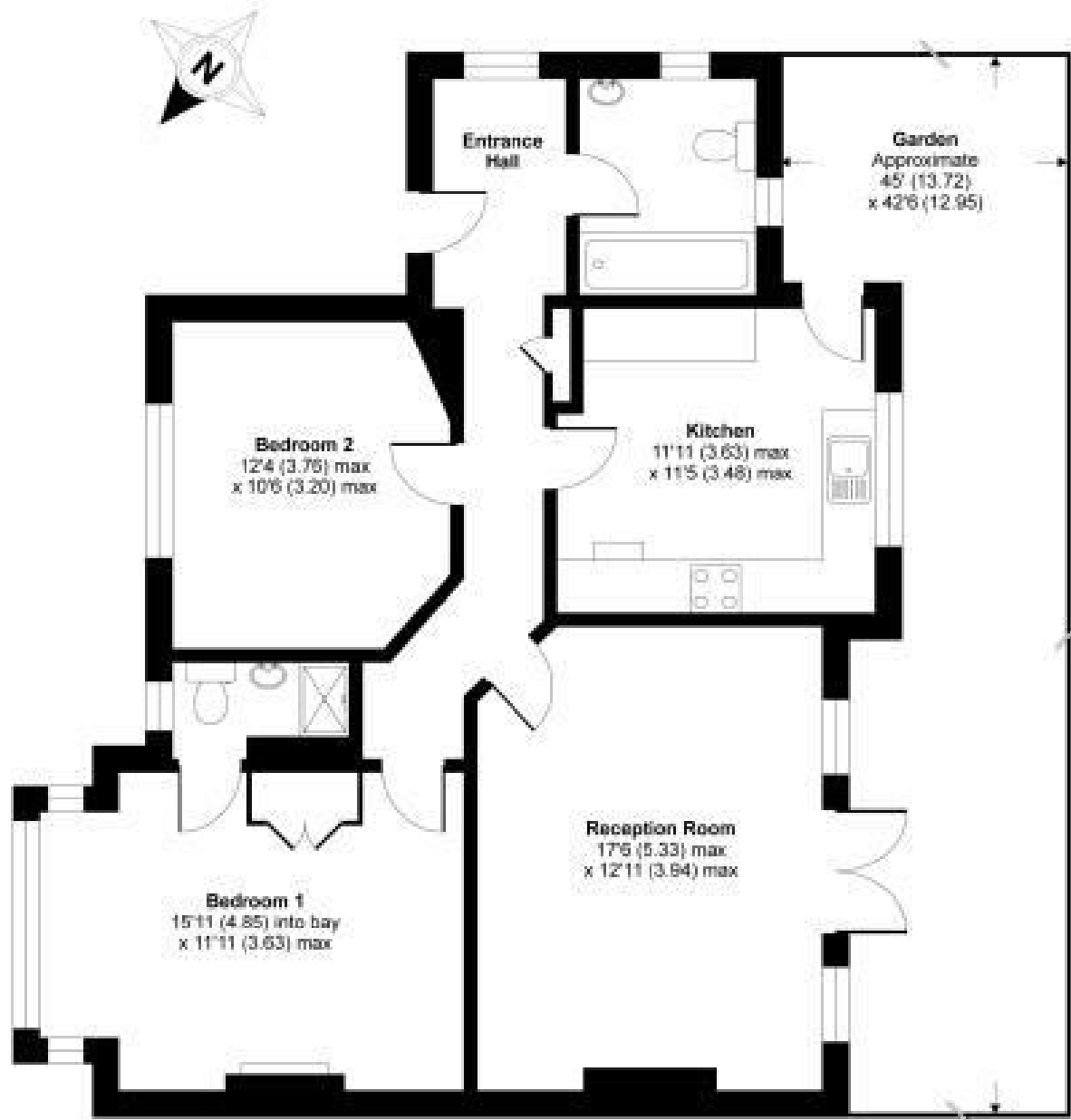
Contact Rawlinson Gold

If you would like to discuss any aspect of this property or to arrange a viewing, we can be contacted by telephone on 020 8866 2300 or alternatively via email at pinner@rawlinsongold.co.uk



Cecil Park, Pinner, HA5

APPROX. GROSS INTERNAL FLOOR AREA 895 SQ FT 83.1 SQ METRES



GROUND FLOOR