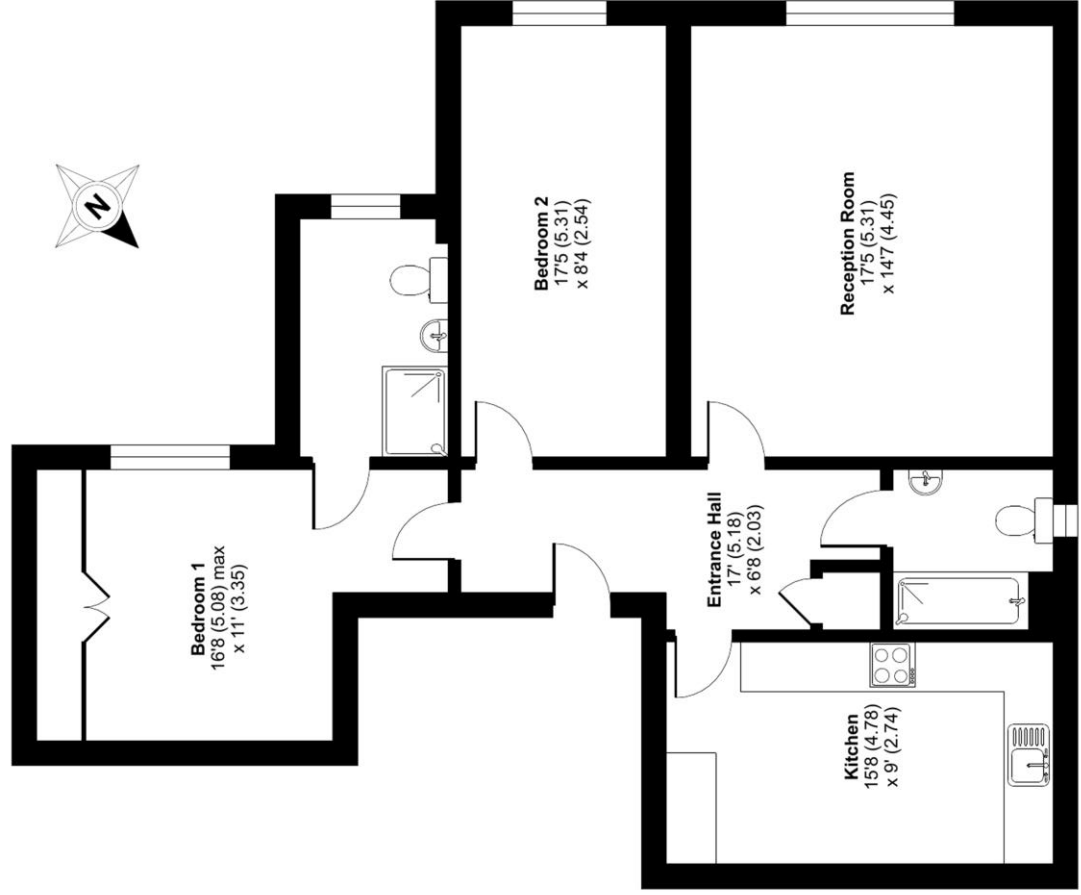




**The Avenue, Hatch End, Pinner, HA5**

Approximate Area = 945 sq ft / 87.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©inchroom 2024. Produced for Rawlinson Gold. REF: 1107156



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Energy Efficiency Rating	
Very energy efficient - lower ratings costs	Current   Potential
A	78   80
B	
C	
D	
E	
F	
G	

Very energy efficient - higher ratings costs

England, Scotland & Wales 2009/81/EC

EU Directive 2002/91/EC

**Important Notice**

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Rawlinson Gold.



## Key Features & Description

- First Floor
- Lift
- Two Bedrooms
- Two Bathrooms
- Large Reception Room
- Kitchen
- Secure Underground Parking
- Communal Gardens
- Share of Freehold
- Chain Free

A superb two bedroom, two bathroom first floor apartment with lift situated in this prestigious development within easy reach of local shops, restaurants and station/buses. This spacious and well kept property is ideal for downsizers, or your first home together. Features include entrance hall, spacious lounge/dining room with a fantastic views of the gardens, fitted kitchen, two double bedrooms (master with en suite) and guest bathroom. Further benefits include video entry phone system, double glazing, well tended grounds, lift, allocated secure parking in the underground car park and offered with Share of Freehold, and no onward chain.

