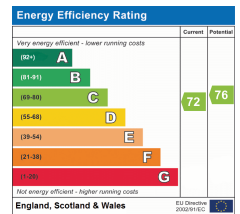




**56 Cannon Lane, Pinner, Greater London, HA5 1HW**  
**£200,000 Leasehold**



**Entrance Hall** Laminate flooring.

**Living Room** 15' 0" x 12' 0" (4.57m x 3.66m) Radiator, double glazed window.

**Kitchen** 9' 0" x 8' 0" (2.74m x 2.44m) Cooker point, radiator, wall mounted boiler, window.

**Bedroom One** 13' 0" x 11' 8" (3.96m x 3.56m) Two windows, radiator, cupboards.

**Bedroom Two** Radiator, window.

**Bathroom** 7' 0" x 6' 0" (2.13m x 1.83m) Bath, wash basin, wc, frosted window.

**Lease** 120 years from 24/6/1978 (74 years unexpired).

Ground Rent & Service Charges (details have been requested, and we await confirmation).

**NOTICE OF OFFER** Property Address: 56 Cannon Lane, Pinner HA5 1HW

We advise that an offer has been made for the above property in the sum of £210,000.

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 265 Preston Road, Harrow HA3 0PS

Agents Telephone Number: 02089047733

**Additional Information** Council Tax Band C, £2,032.28 London Borough of Harrow.

Broadband: Basic 15Mbps, Ultrafast 1000Mbps.

Mobile Coverage: EE,Three,02

**DISCLAIMER** Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and ground rent (if given) are a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.