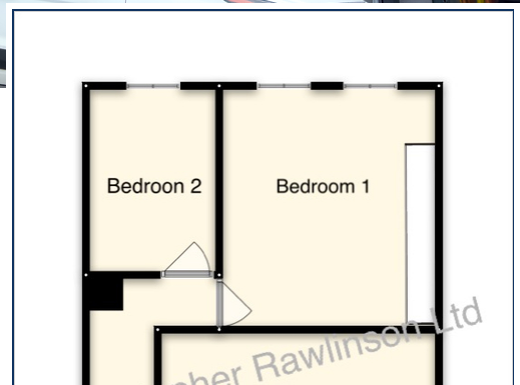




Cannon Lane, Pinner, HA5 1HW

£180,000 Leasehold

- Two Bedroom Flat above shops
- Ideal for Investor or Builder
- Modernisation & Redecoration Needed
- Council Tax Band C, Harrow
- Lease 120 years from 24/6/1978
- Ground Rent & service charges (awaiting details)
- EPC Rating C



A Two Bedroom Flat situated on the first floor above shopping facilities, convenient for popular schools, and Pinner's shopping & transport facilities. The flat is in need of modernisation and redecoration which has been reflected in the asking price. Suit Investor or Builder. Lease approx 74 years unexpired. KEYS with Sole Agents.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

