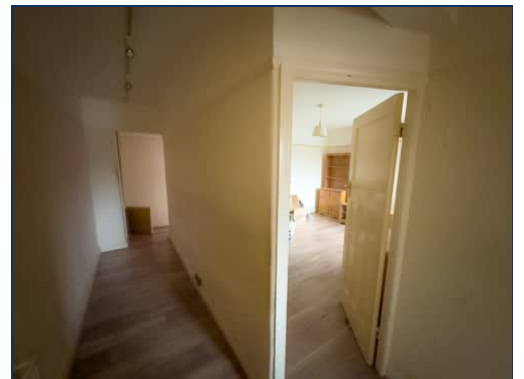




## Cannon Lane, Pinner, HA5 1HW

### £200,000 Leasehold

- Two Bedroom Flat above shops
- Modernisation & Redecoration Needed
- Central Heating (not tested)
- Some Double Glazing
- Lease approx 74 years unexpired
- Ideal for Investor or Builder
- EPC Rating C



**IDEAL FOR BUILDER OR INVESTOR** This Two Bedroom First Floor Flat situated above shopping facilities, convenient for schools and Pinner's transport & shopping facilities. Central Heating (not tested), Some Double Glazing, Living Room, Kitchen, Two Bedrooms, Bathroom. Lease 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 to be advised.

## Additional Information

Council Tax Band C, London Borough of Harrow. Broadband: Basic 15Mbps, Ultrafast 1000Mbps.

## 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		
(82+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	72	76
England, Scotland & Wales	EU Directive 2002/91/EC	

