



Pinner Road, Harrow, HA1 4HN

Guide Price **£425,000 | Share of Freehold**



LAWRENCE RAND



Key Features & Description:

- Modern duplex flat set over two floors
- Two double bedrooms
- Two bathrooms (one ensuite to Master bedroom)
- Open plan kitchen/lounge/diner
- Off street parking for one car
- Close proximity to North Harrow & West Harrow stations

A beautifully renovated two-bedroom, two-bathroom duplex arranged over the first and second floors, designed with modern living in mind. Finished to an excellent standard throughout, this stylish home offers bright, open-plan living and contemporary interiors. The added benefit of off-street parking enhances everyday ease and practicality. Accessed via a private staircase, the home opens into a welcoming entrance hallway that immediately sets the tone for the quality within. The heart of the property is the spacious open-plan kitchen, lounge, and dining area – a perfect space for relaxing, entertaining, or working from home. The sleek, modern kitchen is fully equipped with integrated appliances, blending functionality with clean, contemporary design. Both bedrooms are generously proportioned, offering comfortable and flexible living arrangements. The principal bedroom benefits from its own ensuite, providing privacy and convenience, while a stylish main bathroom with a modern three-piece suite serves the second bedroom and guests. Every element of the layout has been carefully considered to create a home that is both practical and inviting. **Presented with care by Lawrence Rand - helping you find the place you'll love to call home.**





Nearest Stations:

North Harrow – 0.17 miles Metropolitan Line Tube station

West Harrow – 0.4 miles Metropolitan Line Tube station.

Rayners Lane – 0.8 mi Metropolitan & Piccadilly Lines.

Verified Information:

Council Tax band: C, London Borough of Harrow

Energy Performance Rating (EPC) C

Suppliers:

Electricity supply: Mains,

Water supply: Mains water

Sewerage: Mains

Heating: Gas Central

Broadband & mobile coverage:

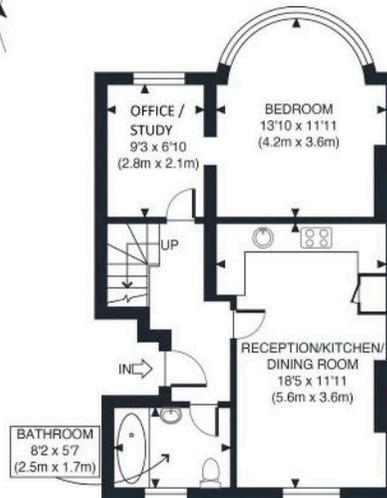
Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Excellent, Vodafone - Excellent,

Three - Excellent, EE Excellent





SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 364 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 553 SQ FT

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