

# Pinnora Mews

Pinner • Middlesex • HA5 3EP

Asking Price: £775,000



coopers  
est 1986



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It might be a beautiful new family home that you're looking for now that you're working from home. Or perhaps it's a spacious and convenient address to work alongside your commute to the city. Whatever you've decided, Pinnora Mews in the perfect village of Pinner is all that you're looking for.

Brand new townhouse

Four spacious bedrooms

Modern fitted kitchen

Two bathrooms

Private garden

Allocated parking space

Beautiful landscaping to enhance your surroundings

10-year new home warranty

Sought after location in the heart of Pinner

1322 sq.ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.



Artist's impression



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**Situation**

What if I told you that your front door could be a few minutes away from a high street with the same convenience as a town center, a station at the end of the road to take you into Central London within 40 minutes, beautiful parks and woodlands within minutes to fill your weekends, all within a local area with the peace and community spirit of the countryside.

Both worlds collide at Pinnora Mews, with the lively atmosphere of Pinner on your doorstep, spoilt for choice with different restaurants, bars & cafes and independent shops all set on the outskirts of bustling Harrow and the rolling countryside of Hertfordshire.

Further strings to Pinner's bow are the wide selection of fantastic schools in the area and the obvious promotion of social and family living through the areas amenities.

**Description**

A stunning four bedroom townhouse set across three floors. The spacious ground floor offers a contemporary kitchen/dining room which is perfect for family evenings or hosting dinner parties with friends, while the second floor terrace provides the perfect spot of peace and professional space.



Schools:



Train:



Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.