

50 Caulfield Gardens

Pinner • • HA5 3JA
Asking Price: £375,000



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A spacious and well-maintained two-bedroom, two-bathroom apartment situated on the first floor of a contemporary development. Ideally positioned within easy reach of local amenities, excellent transport connections, and a selection of highly regarded schools, the property also benefits from attractive communal gardens, allocated parking. An excellent opportunity for first-time buyers, families, or investors.

The property is conveniently located close to Pinner, which offers an excellent range of shops, restaurants, cafés, and supermarkets. For commuters, Pinner Station provides Metropolitan Line services with direct access to Central London, while a number of local bus routes serve the surrounding area. Families are particularly well catered for, with several highly regarded primary and secondary schools nearby, including Pinner Wood Primary School within walking distance. A variety of parks, recreational spaces, and leisure facilities are also easily accessible.

Pinner Wood Primary Catchment

First Floor Flat

Two Bathroom

Allocated parking

Two Double Bedrooms

Rental Estimate: £1,900 pcm

Private Balcony, Lots of Natural light.

Ample storage throughout

Long Lease

Approx 628 Sq Ft

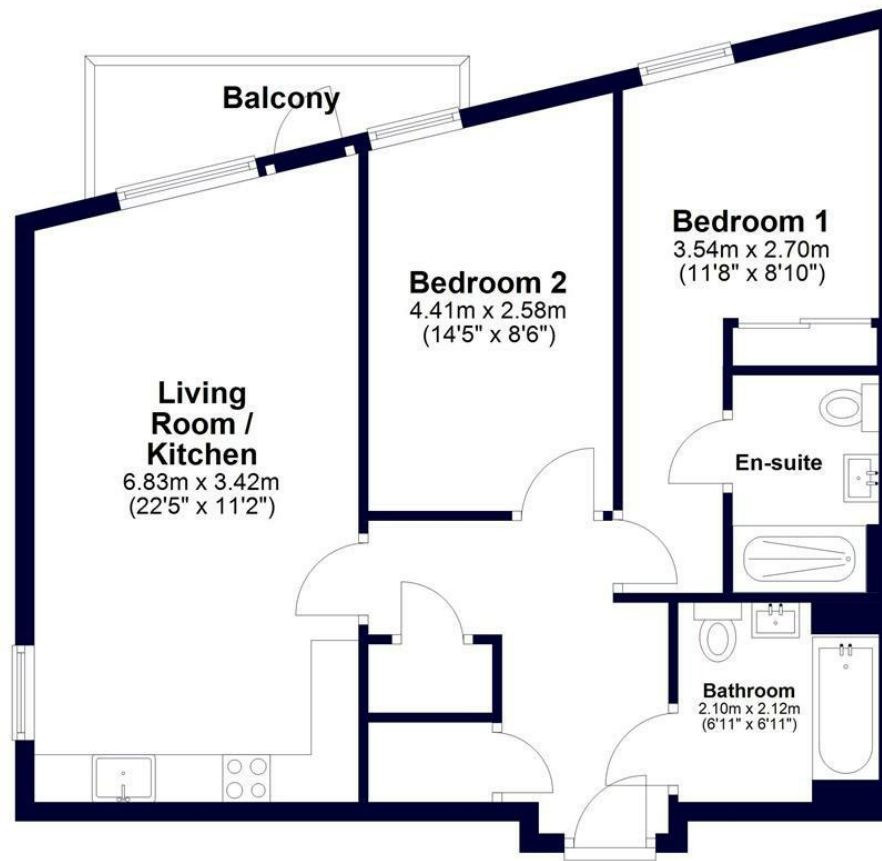
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Ground Floor

Approx. 63.4 sq. metres (682.5 sq. feet)
(excluding Balcony)



Total area: approx. 63.4 sq. metres (682.5 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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18 Bridge Street, Pinner,
Middlesex, HA5 3JF
pinner@coopersresidential.co.uk

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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
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.