

PYNNACLE HOMES



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Introducing Pinner's finest collection of distinctive 1 & 2 bed luxury apartments within this highly desirable area- 'Pinnacle Homes'

With exceptional craftsmanship and striking contemporary design, in a stunning residential area just next to the high street, this exclusive development offers true living without compromise.

AREA

Located within a residential area on the outer fringes of north-west London, Pinner has retained much of its ancient charm, particularly in the original village centre.

PYNNACLE HOMES are well-placed, close to plenty local amenities and East Cote station for easy access to the surrounding areas and has excellent transport links to central London and is 20 minutes away from Heathrow Airport.

- The high street features delightful timber-framed buildings, small antiques and craft shops, overlooked by the medieval hilltop church of St John the Baptist. The church hosts a first-class jazz scene, reflecting Pinner's unique amalgamation of past and present.
- The Pinner Memorial Park contains the historic lakeside West House as well as a tranquil Peace Garden commemorating the end of World War II.
- Fine countryside is preserved in local woodlands and parkland at Pinner Park dairy farm and along the river Pinn, while Grim's Dyke (an Iron Age legacy - runs between Pinner Green and Harrow Weald).
- This district is the setting for BBC sitcom "One Foot in the Grave", and Pinner is also the birthplace of Sir Elton John and Sir Patrick Moore, and the adopted home town of its favourite son, cartoonist Heath Robinson.



GENERAL SPECIFICATION

Great attention has been paid to the internal architecture of the spaces using authentic quality materials which are at the core of the scheme. A modern twist on traditional details has been thoughtfully included in these bespoke luxury apartments.

Nearly every apartment is unique in its spatial configuration and aspect. Open-plan living, dining and kitchen layouts ensure flow and flexibility of space, while maximizing views out and natural light.

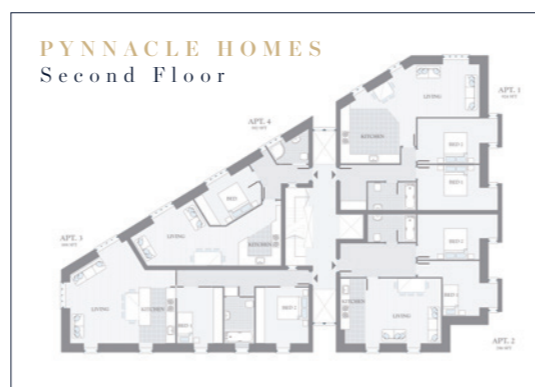
Kitchens have seamless layout and welcoming palette of the kitchen makes cooking at home a pleasure. Available in a light colour palette,

kitchens become the centrepiece of the apartment layout – perfect for entertaining.

Bedrooms have a particularly generous footprint, creating a mood of sanctuary and peace. The design has been crafted with careful consideration and great imagination to deliver efficient use of space, and a light and airy feeling.

FEATURES

- Engineered timber flooring to hallway, living room and kitchen
- Carpet to bedrooms
- Full height entrance door painted eggshell white
- Full height doors to reception areas
- Chrome ironmongery to all internal doors
- Satin brass sockets
- Satin brass switches
- Two-tone matt finish to apartment walls, ceilings painted in an emulsion finish and bathroom finished in matt emulsion
- Skirting, dado rails, cornice and architrave with bespoke staggered detail
- Combined heat and power from a centralised system providing under floor heating
- Hot water supplied by a centralised boiler system
- Energy efficient downlights and feature black spotlights
- Cycle storage with secure access
- Residential cores served by passenger lifts
- Underground car parking with secure access to the residential area (available by separate negotiation)



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SECURITY & PEACE OF MIND:

- 10 year warranty cover under NHBC build work scheme
- Access to apartments via audio/visual colour entry system, multi point locking to front entrance doors
- Mains supply operated smoke/heat detectors with battery back-up
- Sprinklers to all units

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