

# DAVID CHARLES

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## AUDLEY COURT, PINNER, MIDDLESEX, HA5 3TQ



**PRICE....£339,950 LEASEHOLD**

The property is a two bedroom ground floor maisonette (581 sq ft/54 sq m) that has been completely updated to a high standard throughout. A private front door and entrance lobby leads to a spacious living room, a modern kitchen with integrated appliances, two bedrooms with fitted wardrobes and a family bathroom. There is a private 38' garden with a decked patio and a large storage unit at the rear, low outgoings with no service charge and a lease with 119 years remaining.

It is ideally located within minutes' walk of Pinner Wood School (OFSTED Outstanding) and local shopping and transport facilities.

**020 8866 0222**











# COUNCIL TAX

London Borough of Harrow - Band C - £1,648.70

## LEASE & SERVICE CHARGE

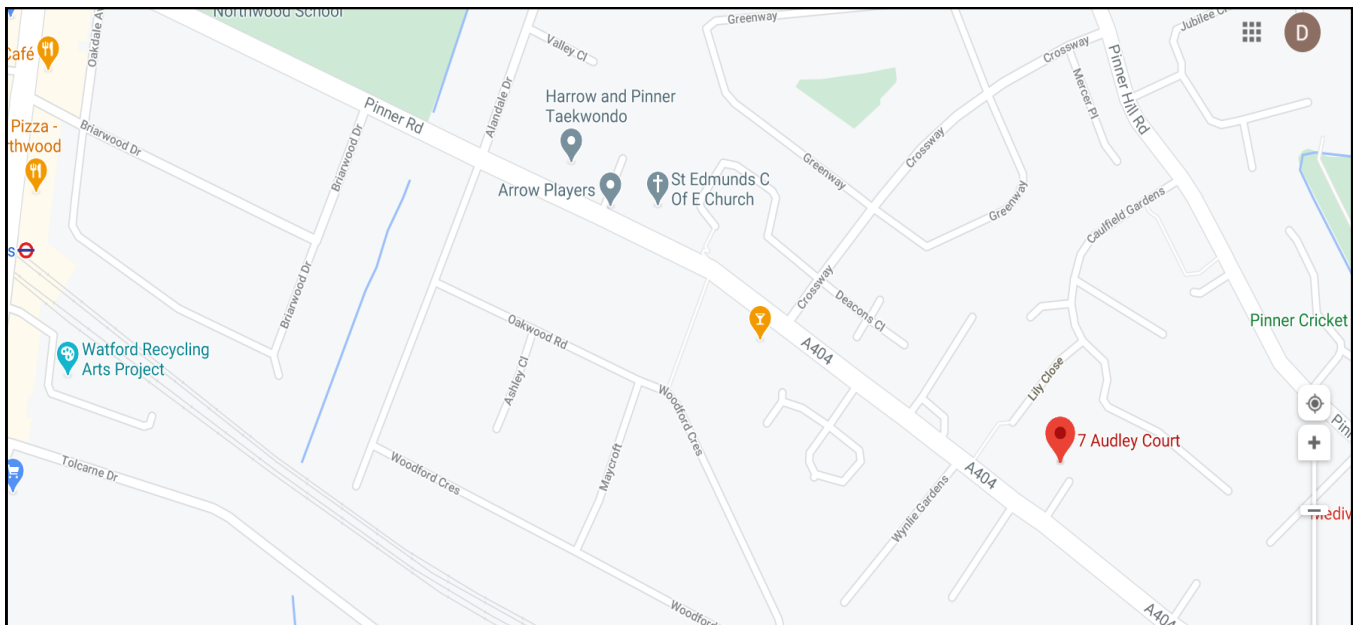
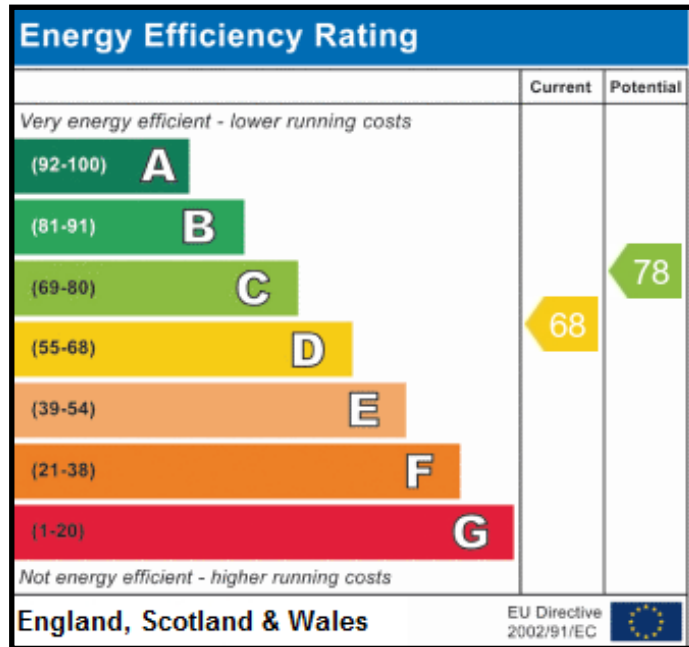
Lease: 119 years  
Ground Rent: £200 per annum

## LOCAL SCHOOLS

Pinner Wood Primary School - 0.29 Miles  
West Lodge Primary School - 0.67 Miles  
Pinner High School - 1.45 Miles  
Nower Hill High School - 1.48 Miles

## LOCAL TRANSPORT

Northwood Hills Station (Metropolitan Line) - 0.7 Miles  
Pinner Station (Metropolitan Line) - 1.0 Miles



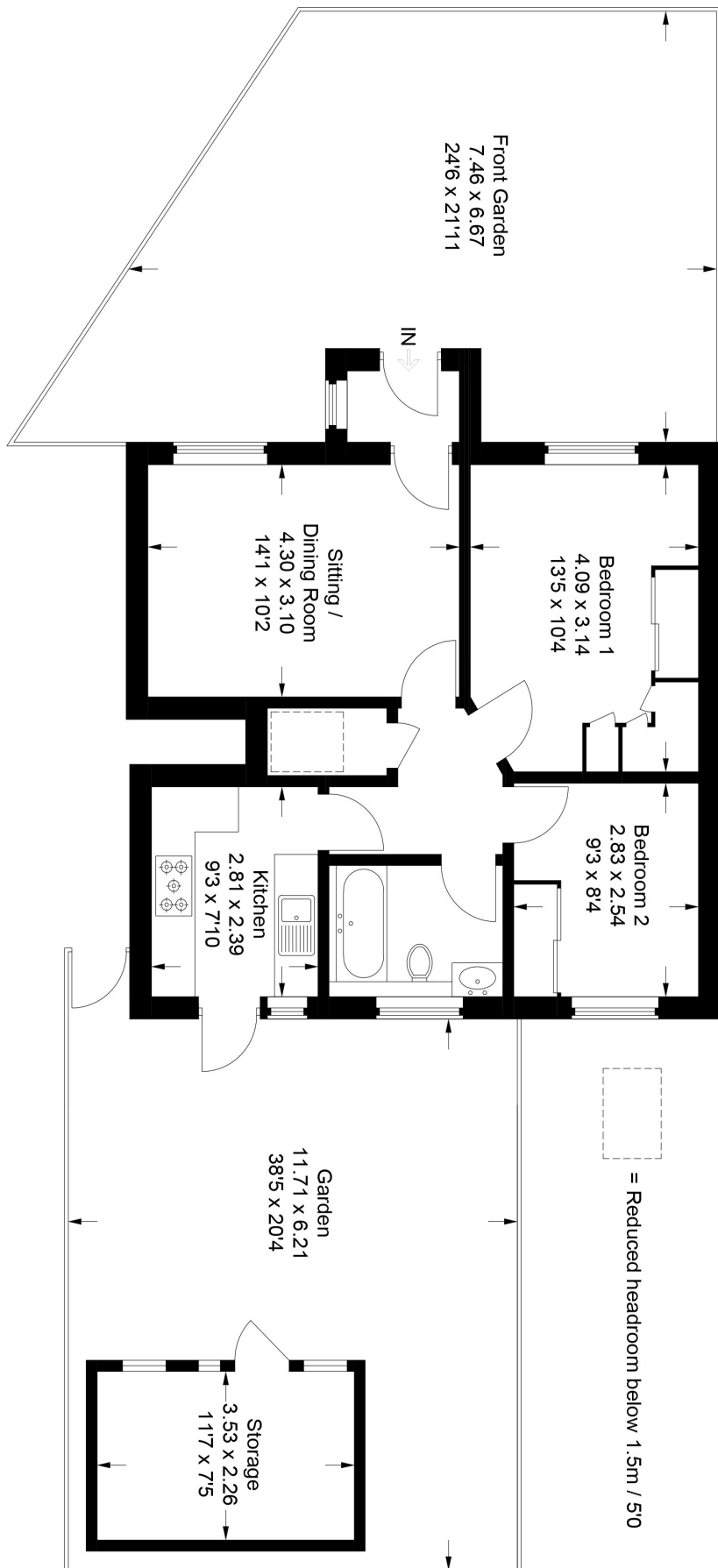
## 7 Audley Court

Approximate Gross Internal Area

54.0 sq m / 581 sq ft

Storage = 8.0 sq m / 86 sq ft

Total = 62.0 sq m / 667 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**For appointments to view please call David Charles 020 8866 0222**

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*