

# DAVID CHARLES

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## **MONTESOLE COURT, PINNER HILL ROAD, PINNER, HA5 3RX.**



**PRICE....£369,950 SHARE OF FREEHOLD**

This well proportioned two bedroom ground floor purpose built Maisonette (621 Sq. Ft/57.7 Sq. Ft), is in good decorative condition throughout with a fitted kitchen and modern bathroom, and comes with its own private rear garden with direct access. The property also benefits from a long lease and a share of freehold, and also includes a garage located in a nearby block. This property is ideal for first time buyers, investors and those who wish to downsize. Located half a mile of Pinner Village Centre and the Metropolitan Line Train Station (Baker Street is 25 minutes away), it is also moments from Tesco's Supermarket and local shops and restaurants. Pinner Wood Primary School (OFSTED - Outstanding) is just over a third of mile away, and benefits from **no upper chain.**

**020 8866 0222**











## COUNCIL TAX

London Borough of Harrow - Band D - £1,854.79

## LEASE & SERVICE CHARGE

Lease: 976 years remain

Service Charge: £1800 per annum (this covers the maintenance and repairs to the communal areas of the building, window/guttering cleaning, and building insurance).

Please note: there is additional parking for the residents of Montesole Court which can be accessed at the rear of the block.

## LOCAL SCHOOLS

Pinner Wood Primary School - 0.31 Miles

West Lodge Primary School - 0.58 Miles

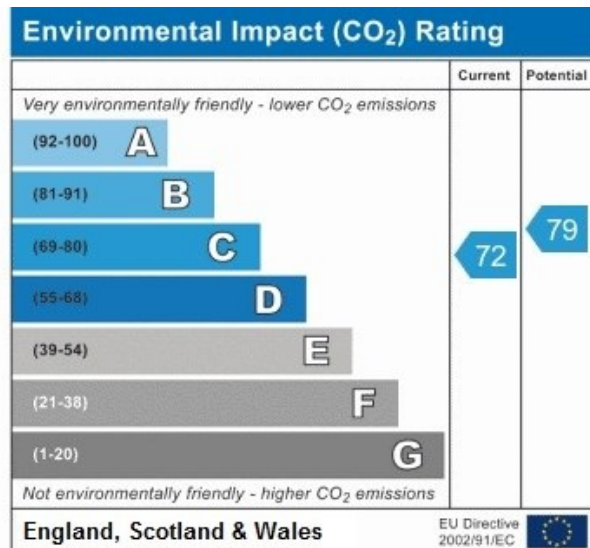
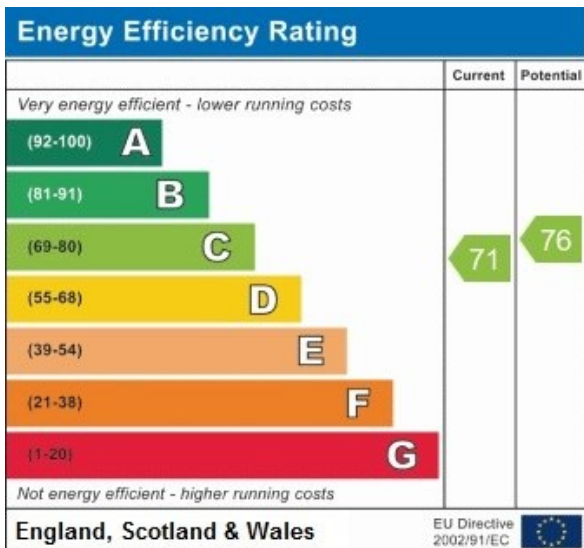
Nower Hill High School - 1.32 Miles

Pinner High School - 1.41 Miles

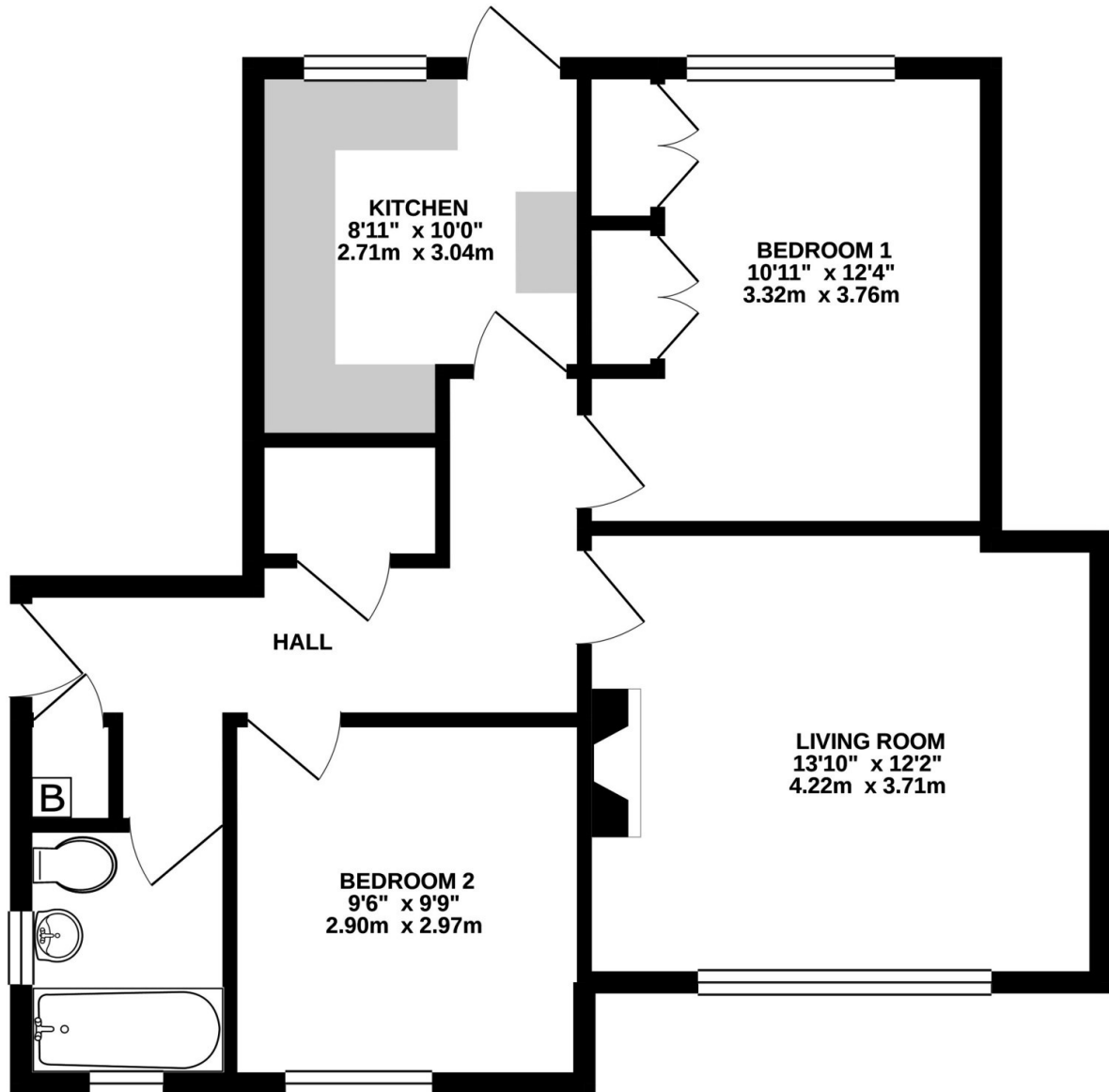
## LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.7 Miles

Hatch End Station (London Overground) - 1.3 Miles



**GROUND FLOOR**  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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***For appointments to view please call David Charles 020 8866 0222***

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