

DAVID CHARLES

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THE LODGE, SOUTH VIEW ROAD, PINNER HILL, HA5 3YA



PRICE....£1,000,000 FREEHOLD

David Charles are delighted to present to the market 'a rare jewel' of a property dating back to c. 1854 originally the North Lodge for Pinner Hill House (now Pinner Hill Golf Club). This stunning three double bedroom character home (1422 sq. ft) is set on the top of Pinner Hill and offers the discerning purchaser an opportunity to acquire a unique house in a prime location. The accommodation includes a triple aspect living room with exposed brick feature fireplace, a separate dining room also with fireplace and an 'eat in' kitchen, hand built in a cottage style with solid pine units and integrated appliances. There is a third reception room (currently used as a utility room) and a ground floor cloakroom. The first floor principle bedroom offers attractive views over the rear garden and beyond and has the scope to extend further to give an en-suite dressing room and bathroom (STPP). There are two further bedrooms and a family bathroom. Outside the secluded side garden has a seating area and the main garden is laid to lawn with a variety of flowerbed and shrub borders, inlaid with mature trees and a summer house (originally a cricket pavilion). There is parking for two cars via an own drive leading to a twin garage and further garden area to the side.

020 8866 0222

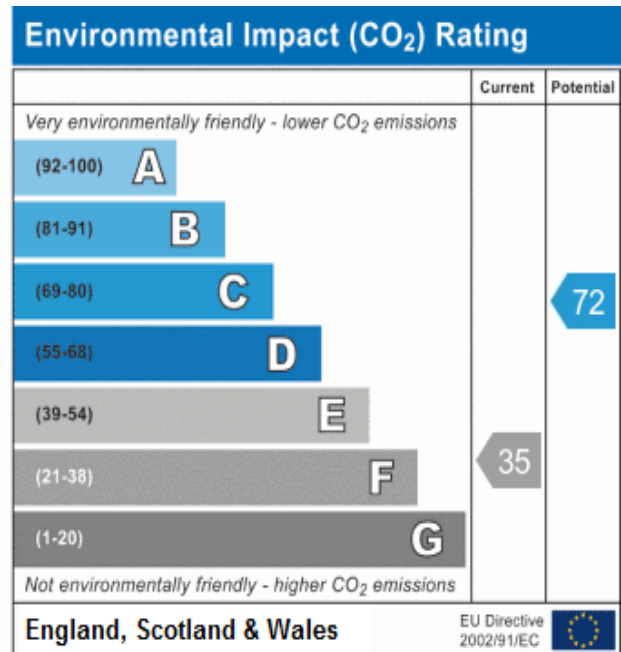
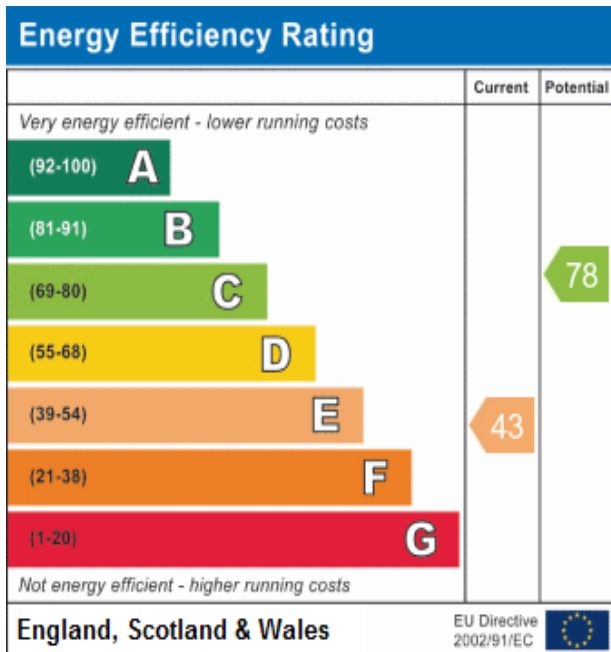












COUNCIL TAX

London Borough of Harrow - Band G - £3,091.32

LOCAL SCHOOLS

- Pinner Wood Primary School - 0.75 Miles
- Hatch End High School - 2.08 Miles
- St John's School - 0.3 Miles
- St Helen's School - 1.6 Miles

LOCAL TRANSPORT

- Northwood Hills (Metropolitan Line) - 1.0 Miles
- Pinner Station (Metropolitan Line) - 1.6 Miles
- Hatch End (London Overground) - 2.0 Miles

The Lodge

Approximate Gross Internal Area

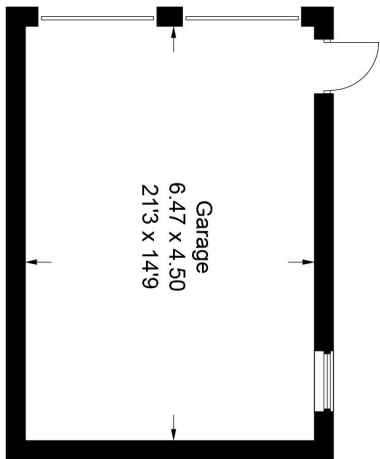
Ground Floor = 81.0 sq m / 872 sq ft

First Floor = 51.1 sq m / 550 sq ft

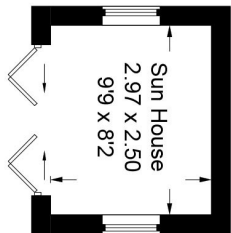
Garage = 29.1 sq m / 313 sq ft

Outbuildings = 9.9 sq m / 106 sq ft

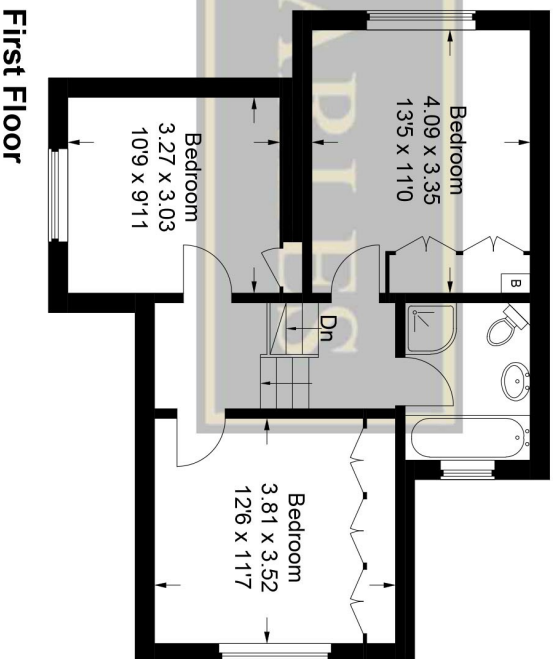
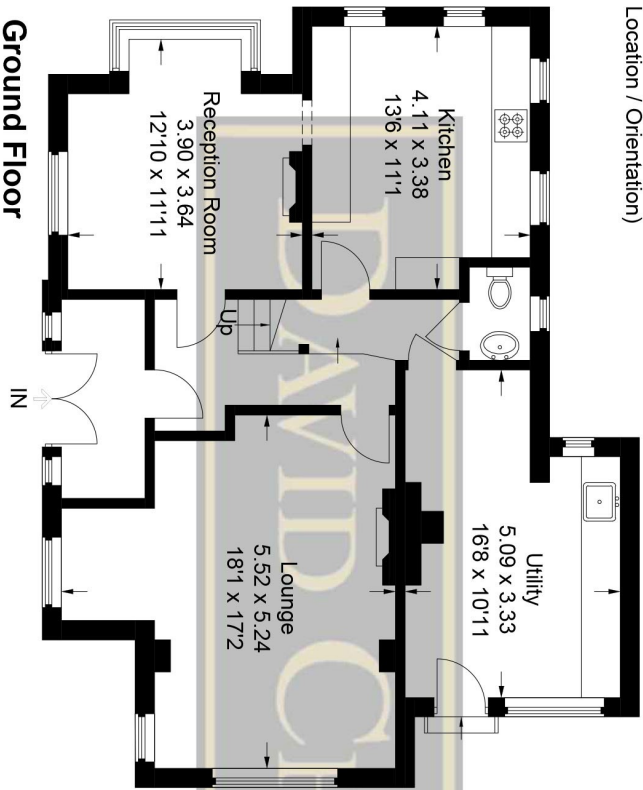
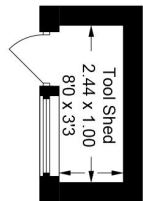
Total = 171.1 sq m / 1,841 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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.

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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