

# DAVID CHARLES

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## MOSS LANE, PINNER VILLAGE, MIDDLESEX, HA5 3BB



**GUIDE PRICE...£1,900,000...FREEHOLD**

A unique opportunity to purchase this stunning detached house (3142 sq ft/291.9 sq m) designed by the renowned Architect Jane Duncan (Formerly the president of the Royal Institute of British Architects) and set in the heart of Pinner Village. Built twelve years ago to an exceptionally high standard, the property sits on a large plot with a carriage driveway offering parking for several cars and a 180' rear garden. Oak double doors open to the spacious entrance hall with an open view of the garden and a feature floating staircase leading to the 360° glass galleried landing and skylight, filling the area with natural light. The accommodation is adorned with solid oak floors with underfloor heating and a Luton lighting system. The study/playroom has bespoke cabinets and bookshelves and the 31' sitting/dining room has a feature wood burner fireplace and sliding glass doors giving the room an 'outside in' sensation. There is direct open access to the luxurious 'Plain English' hand-built kitchen with Miele appliances, a central island and breakfast area. There is a separate utility room, a boiler room and guest cloakroom. The master bedroom has a vaulted ceiling with a dressing room and en-suite wet room and bedroom two also benefits from an en-suite wet room. Bedroom three and four are double rooms and the family bathroom also has a shower. Outside there is a 47' block paved carriage drive and a large garage. The substantial landscaped rear garden has a spacious patio with low wall border and lighting and the expansive lawn has a fishpond with rockery surround and mature tree borders. Offered with no upper chain.

**020 8866 0222**





















### **COUNCIL TAX**

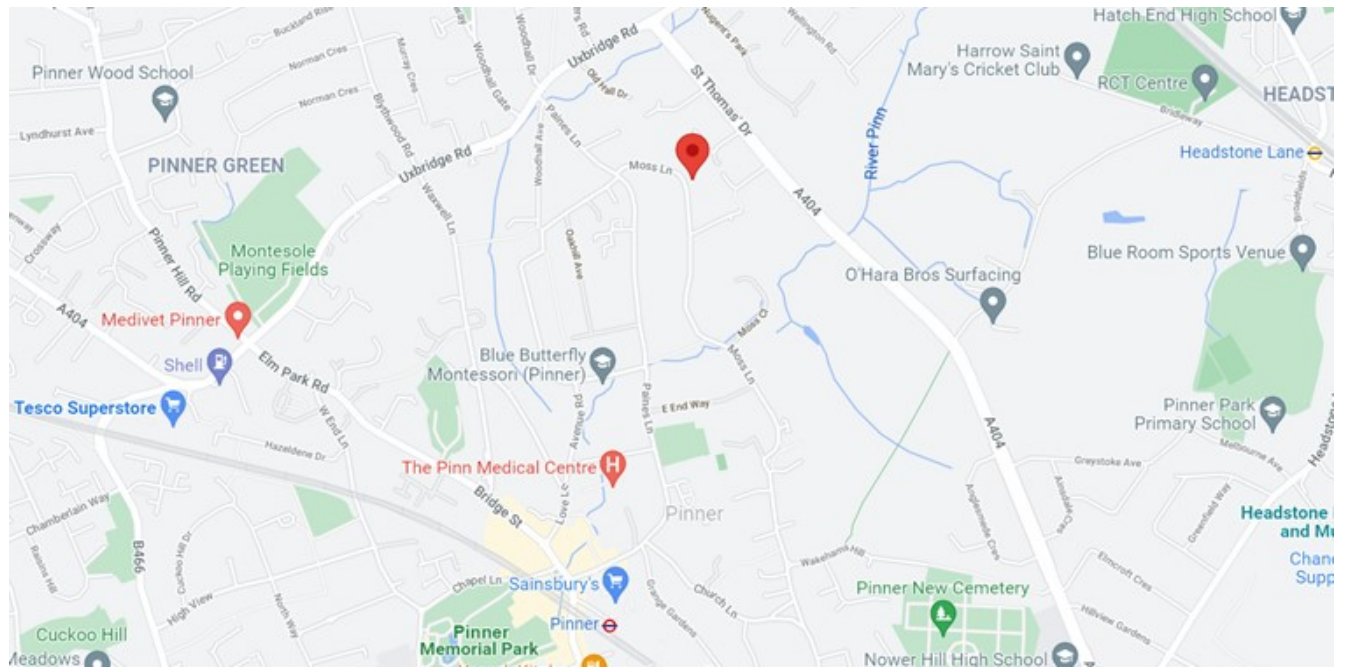
London Borough of Harrow - Band H - £3924.72

### **LOCAL SCHOOLS**

Grimsdyke School - 0.68 miles  
Pinner Wood School - 0.73 miles  
Hatch End High School - 0.99 miles  
Nower Hill High School - 0.99 miles

### **LOCAL TRANSPORT**

Pinner Station (Metropolitan Line) - 0.8 miles  
Hatch End Station (Overground) - 1.0 miles



# Moss Lane

Approximate Gross Internal Area

Ground Floor = 170.5 sq m / 1,835 sq ft

First Floor = 121.4 sq m / 1,307 sq ft

Total = 291.9 sq m / 3,142 sq ft  
(Excluding Void)



Ground Floor

First Floor

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.*