

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

ELM PARK COURT, ELM PARK ROAD, PINNER, HA5 3LJ



PRICE...£399,500....LEASEHOLD

This attractive two double bedroom top floor flat (762 sq. ft/70.7 sq. m) is decorated in a contemporary style with soft pastel shades throughout. It is located in this desirable Art Deco style development within half a mile of Pinner town centre and three quarters of a mile to the train station (Baker Street within 25 minutes). It is also within the current catchment area of West Lodge Primary School (Ofsted outstanding). An entry phone system provides access to the stylish communal hallway and stairs to the second floor landing. The spacious hall leads to a 16'9 living room with a south westerly aspect, filling the room with natural light. There is a feature fireplace and French doors accessing the private balcony. The kitchen has quartz worktops and integrated appliances and the luxurious bathroom suite has mosaic style tiled flooring. Offered with a long lease of 939 years unexpired and from no upper chain.

020 8866 0222









COUNCIL TAX

London Borough of Harrow - Band D - £2,162.80

LEASE & SERVICE CHARGE

Lease - 939 years

Service Charge - £741.00 per quarter (including building insurance and maintenance)

LOCAL SCHOOLS

West Lodge Primary School - 0.42 miles

Pinner Wood School - 0.48 miles

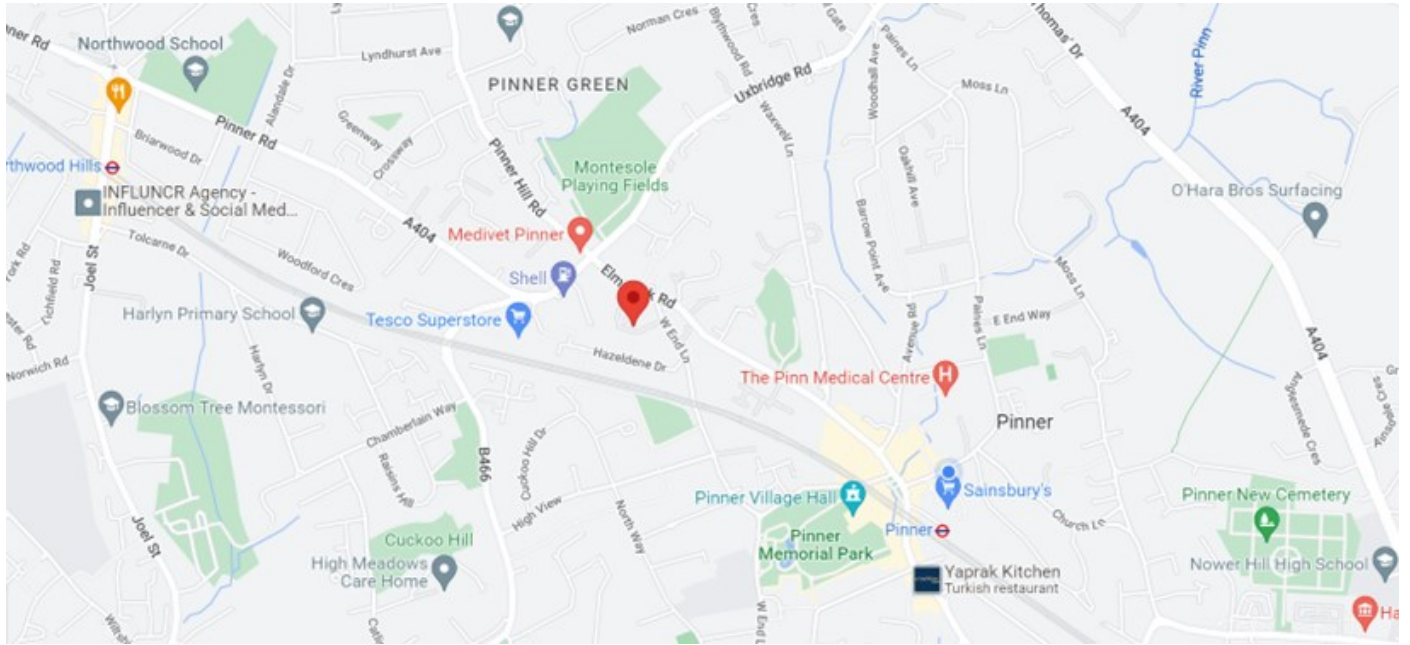
Northwood School - 0.8 miles

Nower Hill High School - 1.21 miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.6 miles

Northwood Hills Station (Metropolitan Line) - 1.0 miles



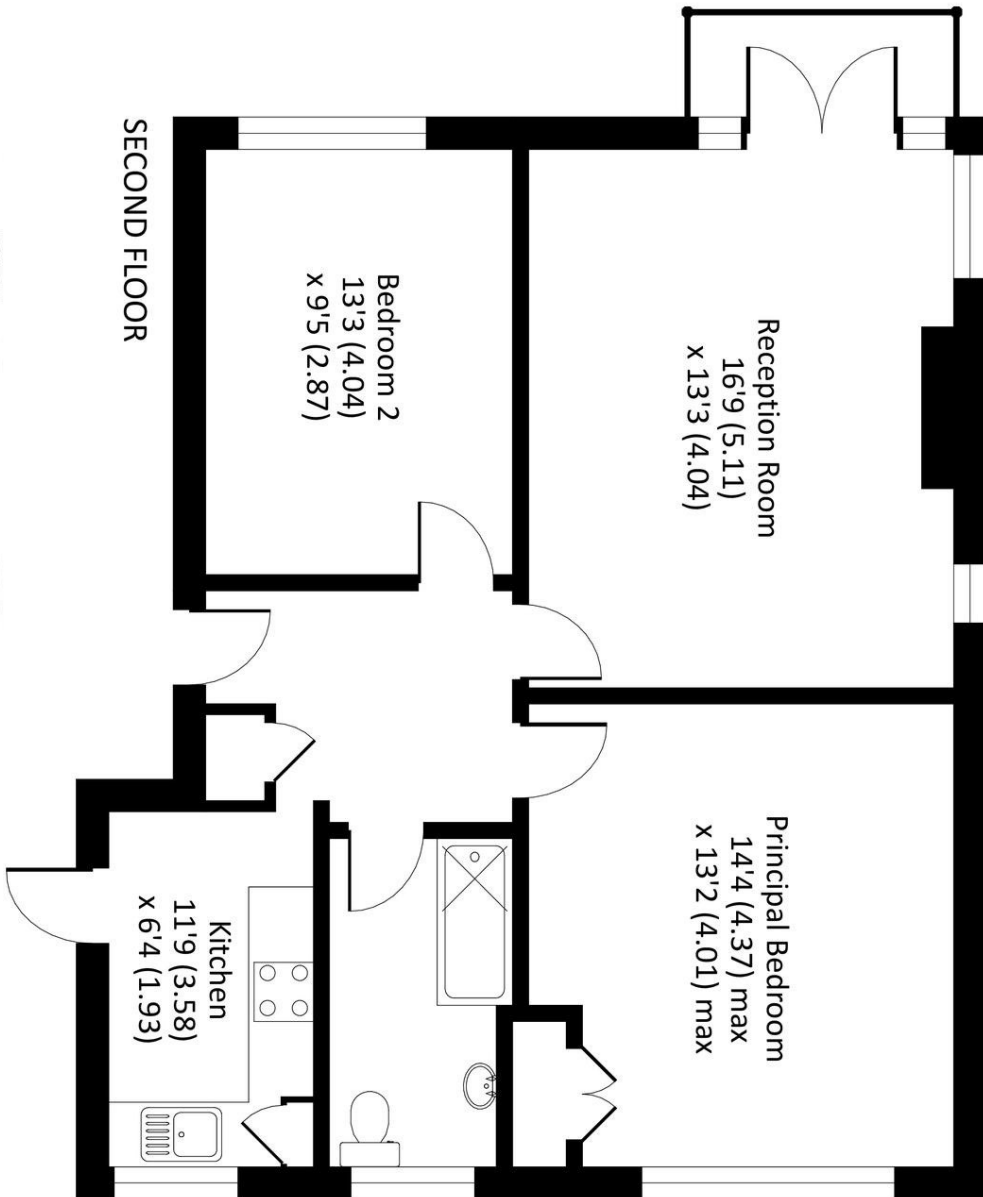
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Elm Park Road, Pinner, HA5 3LJ

Approximate Area = 762 sq ft / 70.7 sq m

For identification only - Not to scale



SECOND FLOOR

Bedroom 2
13'3 (4.04)
x 9'5 (2.87)

Reception Room
16'9 (5.11)
x 13'3 (4.04)

Principal Bedroom
14'4 (4.37) max
x 13'2 (4.01) max

Kitchen
11'9 (3.58)
x 6'4 (1.93)

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.