

# 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](http://www.david-charles.co.uk) • E-MAIL [pinner-sales@david-charles.co.uk](mailto:pinner-sales@david-charles.co.uk)

## WOODCHESTER COURT, RICKMANSWORTH ROAD, NORTHWOOD, HA6 2HE



**PRICE....£2,350....PCM**

This prestigious development constructed in 2019 is conveniently positioned less than half a mile from Northwood underground station (Baker Street in 30 minutes), Waitrose supermarket and a good selection of shops and restaurants. David Lloyd Health and fitness club, Holland & Holland shooting grounds, Northwood golf club and Ruislip Woods National Nature Reserve are all nearby. The area is also renowned for its schools including St Helen's and Merchant Taylors'. Woodchester Court is accessed via remotely controlled pedestrian and vehicle gates leading to landscaped gardens to the front and rear and undercroft allocated parking. A video entry phone system leads to the communal hallway with stairs and a lift offering access to the second floor. The accommodation (848 sq ft/78.8 sq m) includes a spacious entrance hall with two storage cupboards, 27' living/dining and kitchen area with sleek handle less drawers and cupboards, stone worktops and a comprehensive selection of Siemens appliances. The master bedroom has a luxurious en-suite shower room, there is a second double bedroom and a family bathroom. Available now, unfurnished.

**020 8866 0222**









### **COUNCIL TAX**

London Borough of Hillingdon - Band E - £2,027.49


### **LOCAL SCHOOLS**

St Helen's School - 0.6 miles  
Hillside Junior School - 0.8 miles  
Northwood School - 0.8 miles  
Merchant Taylors' School - 2.1 miles

### **LOCAL TRANSPORT**

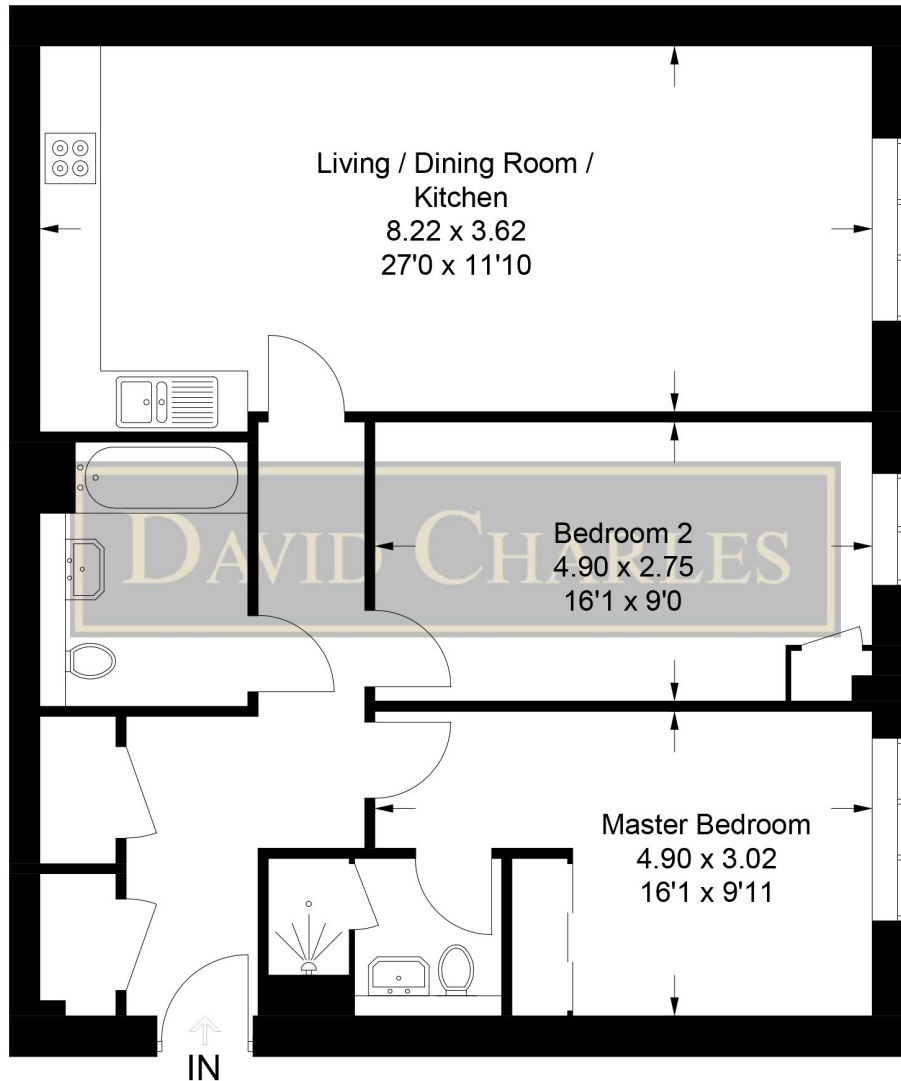
Northwood Station (Metropolitan Line) - 0.4 miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

# Woodchester Court

Approximate Gross Internal Area = 78.8 sq m / 848 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.*