

# DAVID CHARLES

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## GRANVILLE PLACE, ELM PARK ROAD, PINNER, HA5 3NF



**PRICE....£1,400 PCM UNFURNISHED**

This well presented first floor purpose built apartment (47.1sq.m/507sq.ft) located in this turning off Elm Park Road within walking distance to Pinner Village with its vast array of shops, supermarkets, restaurants, coffee shops and Metropolitan Line Tube Station. The accommodations comprises of communal entrance access via entry phone system with stairs to first floor, private entrance hall with doors to all rooms, 12'5ft sitting/dining room, 9'5ft modern fitted kitchen, 12'5ft double bedroom with fitted wardrobes and bathroom W/C. The property also benefits from permitted residents parking and communal gardens. Unfurnished. Available Immediately (Subject to References).

**020 8866 0222**







## COUNCIL TAX

London Borough of Harrow - Band C - £2.032.28

## LOCAL SCHOOLS

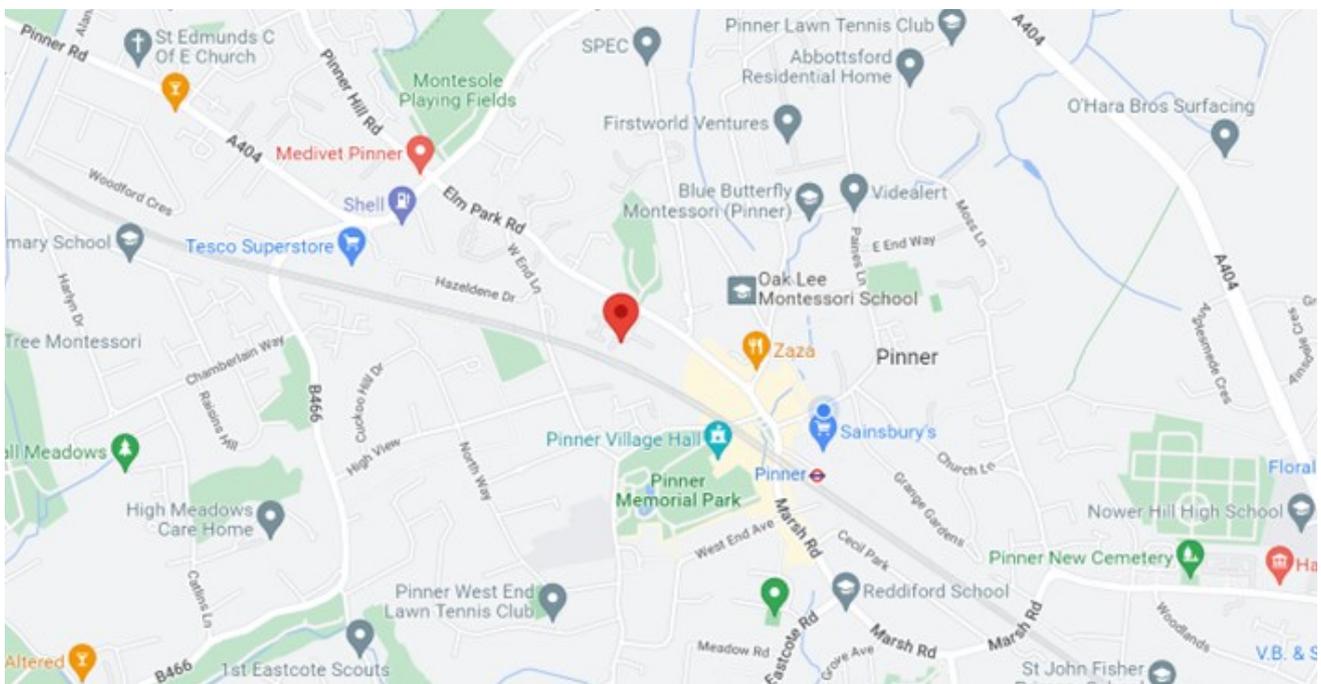
West Lodge Primary School - 0.25 Miles

Pinner Wood School - 0.62 Miles

Nower Hill High School - 0.99 Miles

## LOCAL TRANSPORT

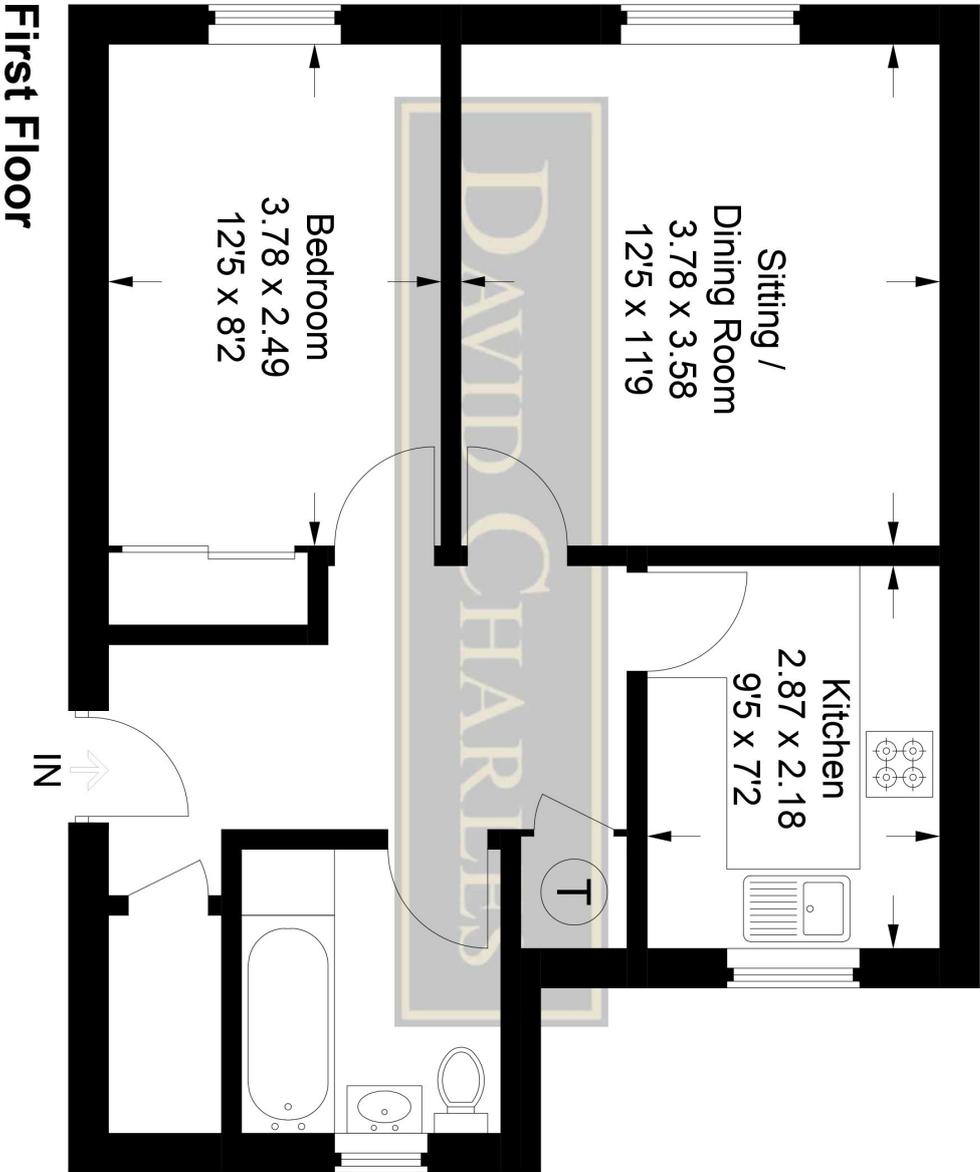
Pinner Station (Metropolitan Line) - 0.4 Miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

# Granville Place

Approximate Gross Internal Area  
47.1 sq m / 507 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.*