

# DAVID CHARLES

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## **CHESSINGTON COURT, MARSH ROAD, PINNER, MIDDLESEX, HA5 5NP**



**OFFERS IN EXCESS OF....£399,950....LEASEHOLD**

This small and desirable development of only twelve flats is located on a no through road within minutes' walk of Pinner Village Gardens and half a mile of Pinner's wide range of shopping and transport facilities. The naturally light accommodation (757sq.ft/70.3sq.m) is decorated in soft pastel shades and includes a 24' double aspect living/dining room leading onto a private balcony, a contemporary kitchen, two double bedrooms and a bathroom with Amtico flooring and a modern white suite including a shower cubicle and fully tiled walls. The property was completely updated in recent years to a high standard including double glazing, a combination gas boiler, and a new kitchen and bathroom. Outside there are well maintained communal gardens and residents parking. Offered with a long lease (126 years remaining), low outgoings and no upper chain.

**020 8866 0222**









## COUNCIL TAX

London Borough of Harrow - Band C - £1,922.49

## LEASE & SERVICE CHARGE

Lease - 126 years

Service Charge & Ground Rent - Approx. £850.00 per annum

## LOCAL SCHOOLS

St John Fisher Catholic Primary School - 0.19 Miles

West Lodge Primary School - 0.61 Miles

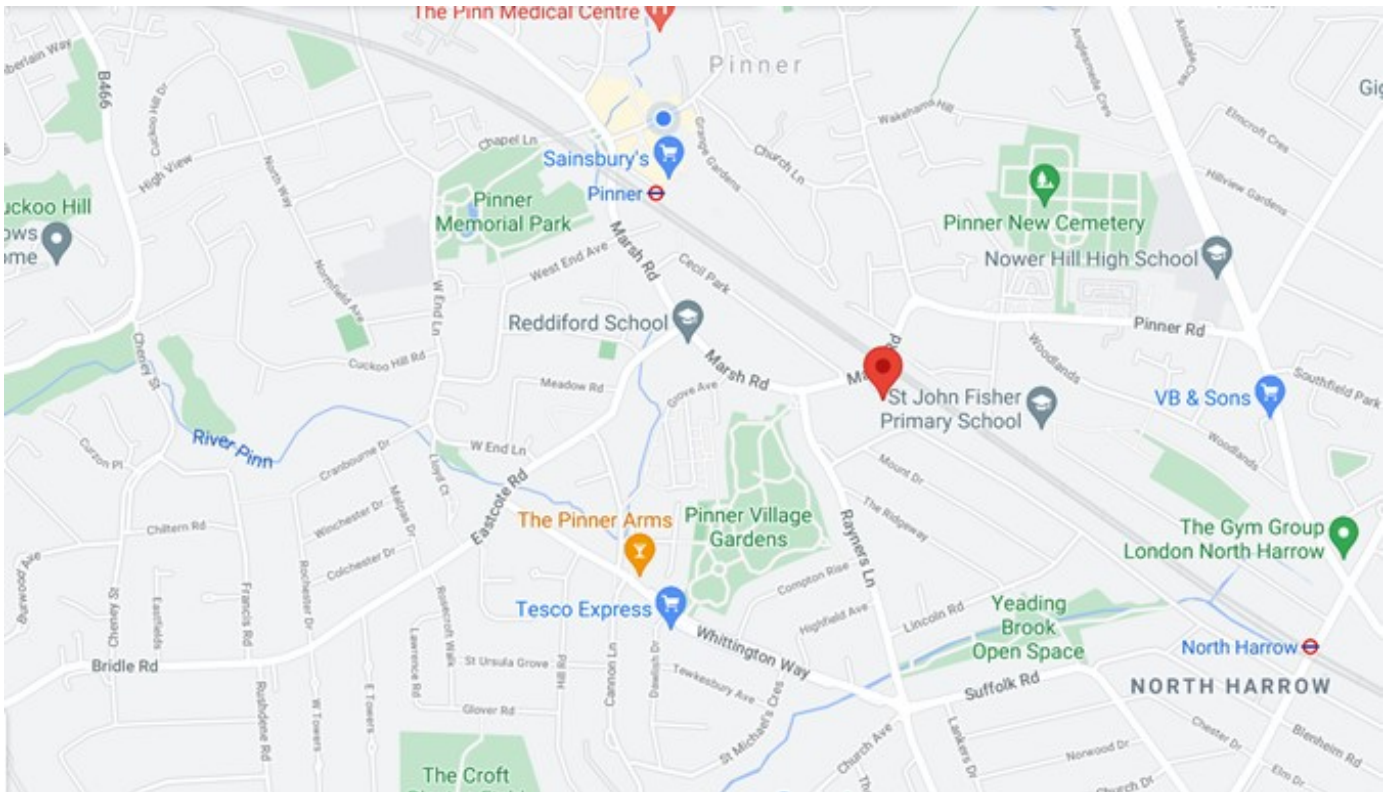
Nower Hill High School - 0.41 Miles

Pinner High School - 0.92 Miles

## LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.3 Miles

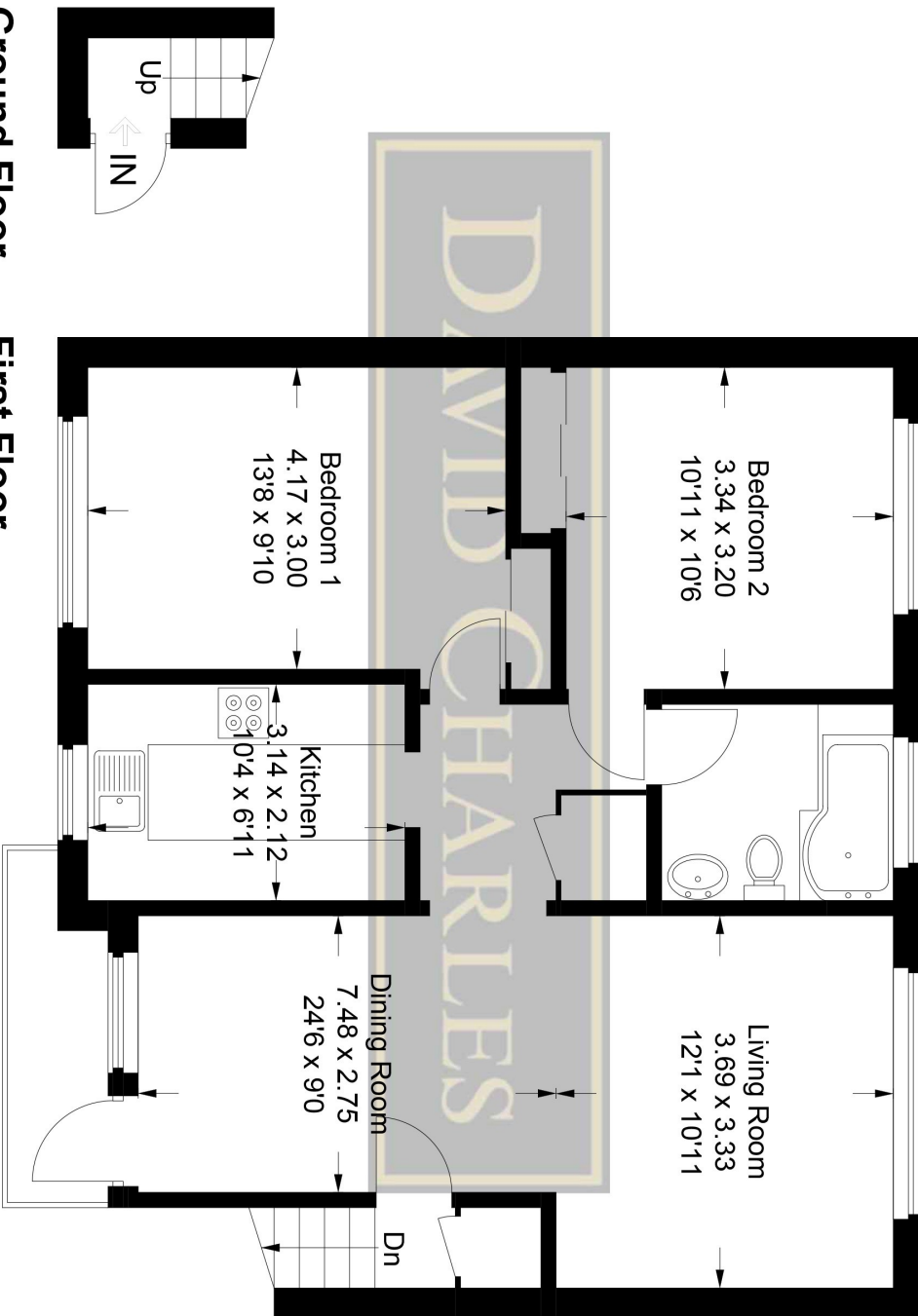
North Harrow Station (Metropolitan Line) - 0.7 Miles



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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	57
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Chessington Court

Approximate Gross Internal Area  
 Ground Floor = 1.5 sq m / 16 sq ft  
 First Floor = 70.3 sq m / 757 sq ft  
 Total = 71.8 sq m / 773 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.*