

# DAVID CHARLES

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## EASTCOTE ROAD, PINNER, MIDDLESEX, HA5 1DH



**PRICE...£744,500...SHARE OF FREEHOLD**

This bright and spacious two double bedroom purpose built apartment (1050 sq ft/98.5 sq m) is situated on the first floor of the prestigious 40 Eastcote Road Development. It is widely known as the most luxurious privately owned development in Pinner with part time concierge, stair and lift access to all floors, private and secure underground parking and beautifully maintained communal gardens at the rear. The accommodation includes a naturally light and spacious 28ft x 14ft triple aspect living room with bespoke wooden blinds, Juliet balcony and a double width walk on balcony. There is a separate newly fitted luxury 12ft kitchen with modern high matt white units and integrated appliances. The master bedroom benefits from a walk-in wardrobe and a newly fitted en-suite bathroom and direct access to the private balcony. There is a second double bedroom and a newly fitted shower room. The property is ideally located within half a mile of the village centre offering a wide range of boutique shops, restaurants, supermarkets and the Metropolitan line train station (25 minutes to Baker Street).

**020 8866 0222**











### **COUNCIL TAX**

London Borough of Harrow - Band F - £3,124.04

### **SERVICE CHARGE**

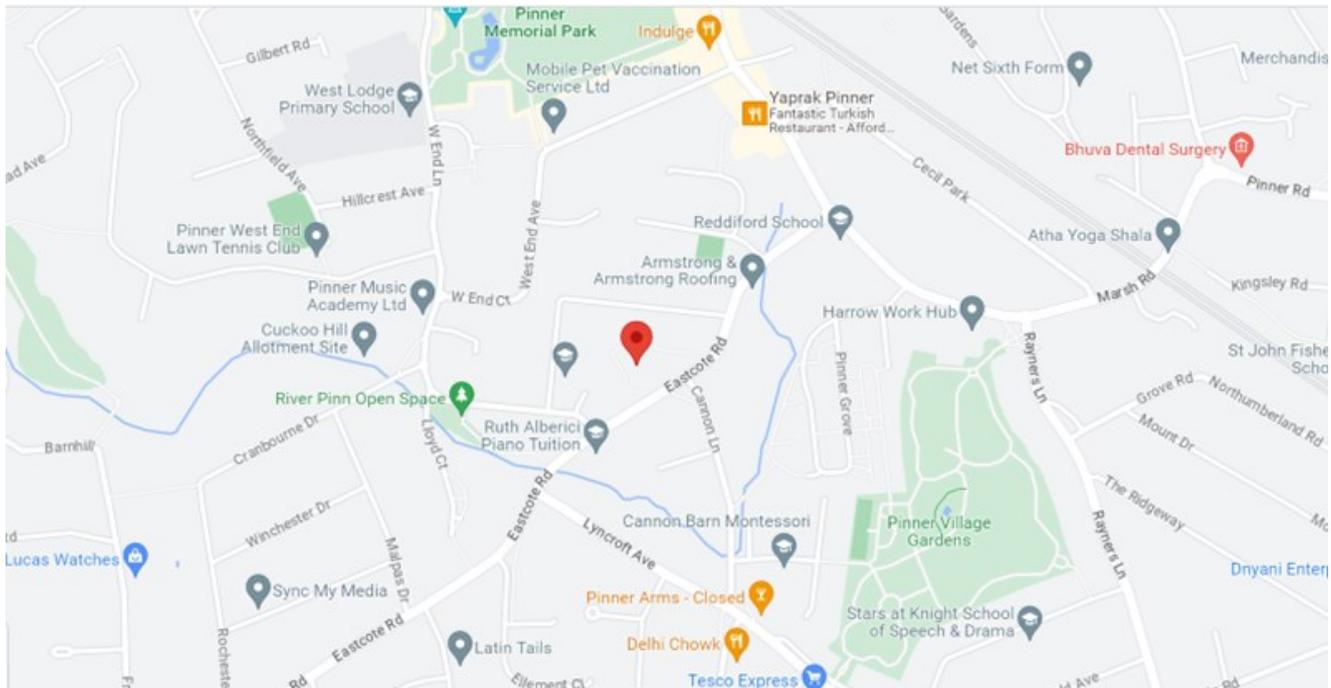
£3660 per annum (Including concierge, maintenance of communal areas and communal grounds, window cleaning, lift maintenance and service, water rates, building insurance and sink fund contribution)

### **LOCAL SCHOOLS**

West Lodge Primary School - 0.28 miles  
St John Fisher Catholic Primary School - 0.57 miles  
Pinner High School - 0.71 miles  
Nower Hill High School - 0.78 miles

### **LOCAL TRANSPORT**

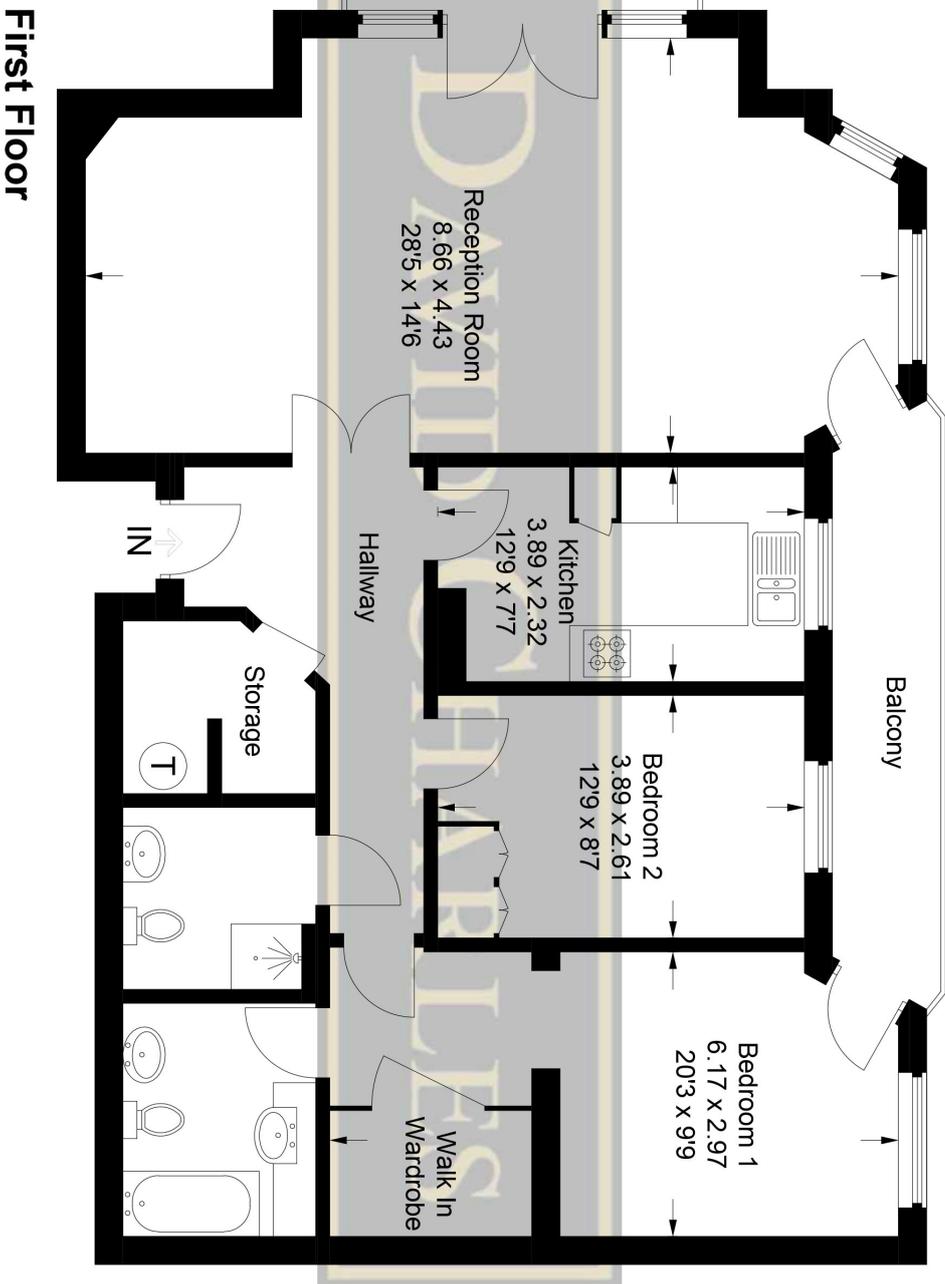
Pinner Tube Station (Metropolitan Line) - 0.6 miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(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 

## Flat 19, 40 Eastcote Road

Approximate Gross Internal Area = 97.1 sq m / 1,045 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.*