

# DAVID CHARLES

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## HEATH LODGE, MARSH ROAD, PINNER, MIDDLESEX, HA5 5PB



**PRICE....£450,000....LEASEHOLD**

This spacious one bedroom retirement flat (557 Sq.ft/51.8 Sm) is set in the desirable Heath Lodge development, built to a high standard by Churchill Homes in 2018. The development benefits from a spacious roof terrace and a fully furnished owners lounge and guest suite. There are solar panels to supplement electricity used in the communal areas and a CCTV system. It is ideally located within minutes' walk of Pinner centre with an excellent range of shopping facilities, places of worship and the train station (Baker Street in 25 minutes). The flat is located on the corner of the second floor of the building with both stairway and lift access via a secure video entrance phone system. The accommodation includes an 18' living room with direct access to a large private balcony offering views over the surrounding area. There is a modern kitchen with an integrated oven/hob, washer/dryer, fridge and freezer. The double aspect double bedroom has fitted wardrobes and there is a shower room. The flat is offered with vacant possession.

**020 8866 0222**













## COUNCIL TAX

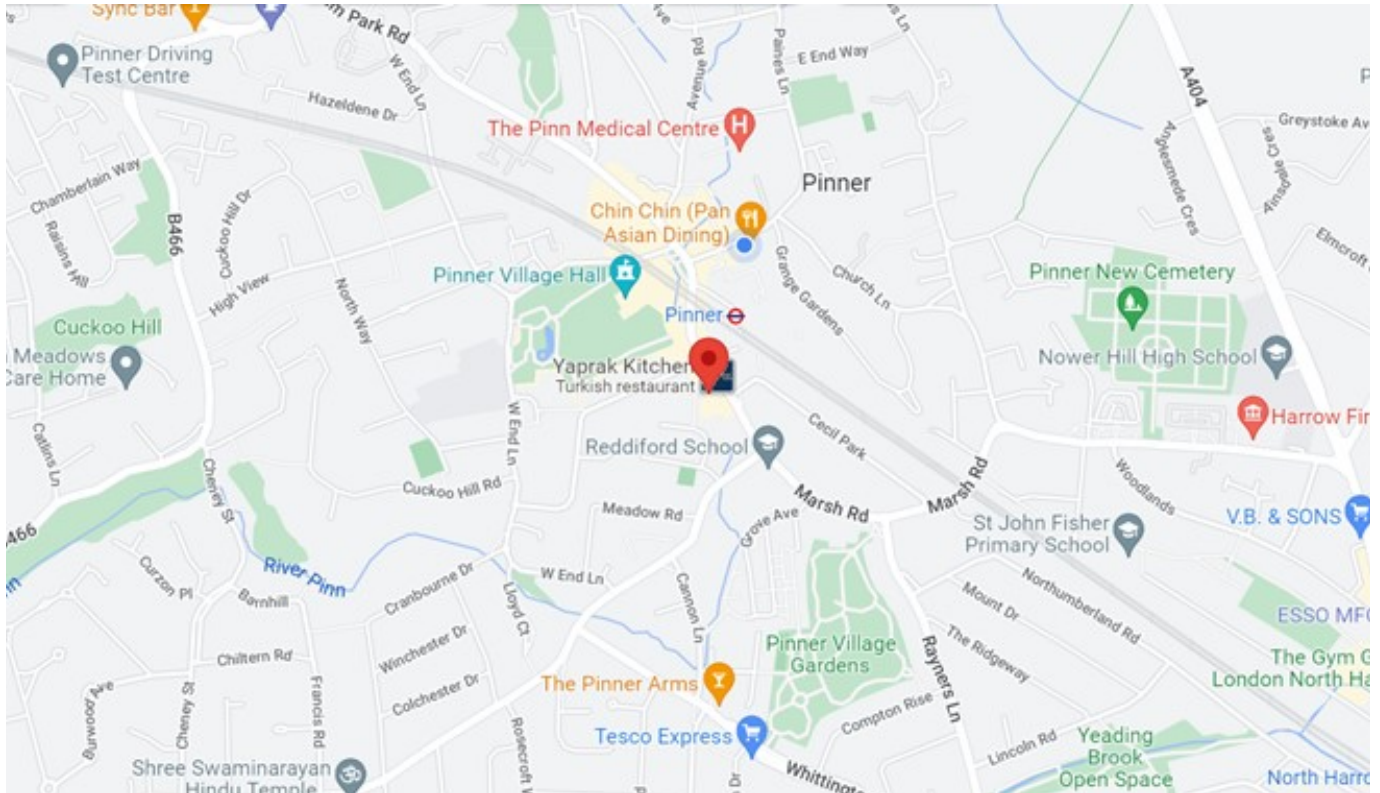
London Borough of Harrow - Band D - £2,162.80

## LEASE & SERVICE CHARGE

Lease - 995 years remaining  
Ground Rent - £575.00 per annum  
Service Charge - £720.71 per quarter/£2882.83 per annum (including building insurance)

## LOCAL TRANSPORT

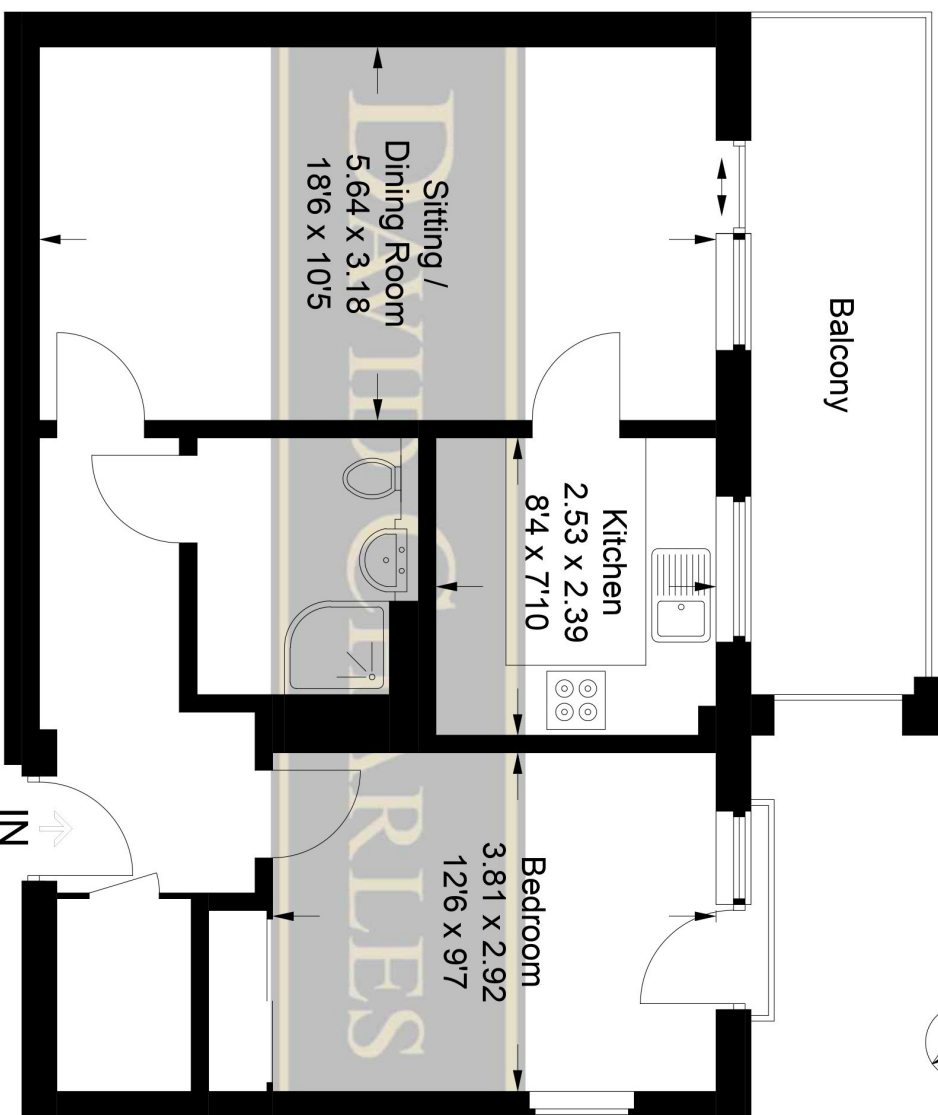
Pinner Station (Metropolitan Line) - 0.2 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Heath Lodge

Approximate Gross Internal Area  
51.8 sq m / 557 sq ft



## Ground Floor

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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