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PINNER COURT, PINNER, MIDDLESEX, HA5 5RL



PRICE.£379,950....SHARE OF FREEHOLD

A bright and well presented ground floor apartment (70.9 sq.m/763 sq.ft) located in this impressive Grade II listed Art Deco development with attractive views over the central water feature and communal gardens. It is ideally situated within easy reach of Pinner & North Harrow town centres', offering a wide range of shopping facilities, restaurants, and the Metropolitan line train links. Pinner Park Primary and Nower Hill Secondary Schools (Ofsted Outstanding) are within approximately half a mile. The accommodation comprises of communal entrance access via video entry phone system, private entrance hall, 16'1ft lounge/dining room with wood block flooring and wooden window shutters, two double bedrooms, luxury fitted kitchen with solid wood worktops and a luxury bathroom. Outside there are attractive communal gardens with a unique kitchen garden and secure gated residents parking. The property benefits from a share of freehold, long lease of 951 years unexpired and a service charge of approximately £4,525.40 (including building insurance and contributes to a reserve fund for future investment).

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LEASE & SERVICE CHARGE

Lease - 951 years

Service Charge & Reserve Fund (for any proposed future works to the development)

Approx. £1,131.35 per quarter /£4,525.40per annum (includes building insurance, maintenance of roof work, chimneys, communal gardens and communal areas, window cleaning)

COUNCIL TAX

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

LOCAL SCHOOLS

St John Fisher Catholic Primary School - 0.21 miles

Pinner Park Primary School - 0.55 miles

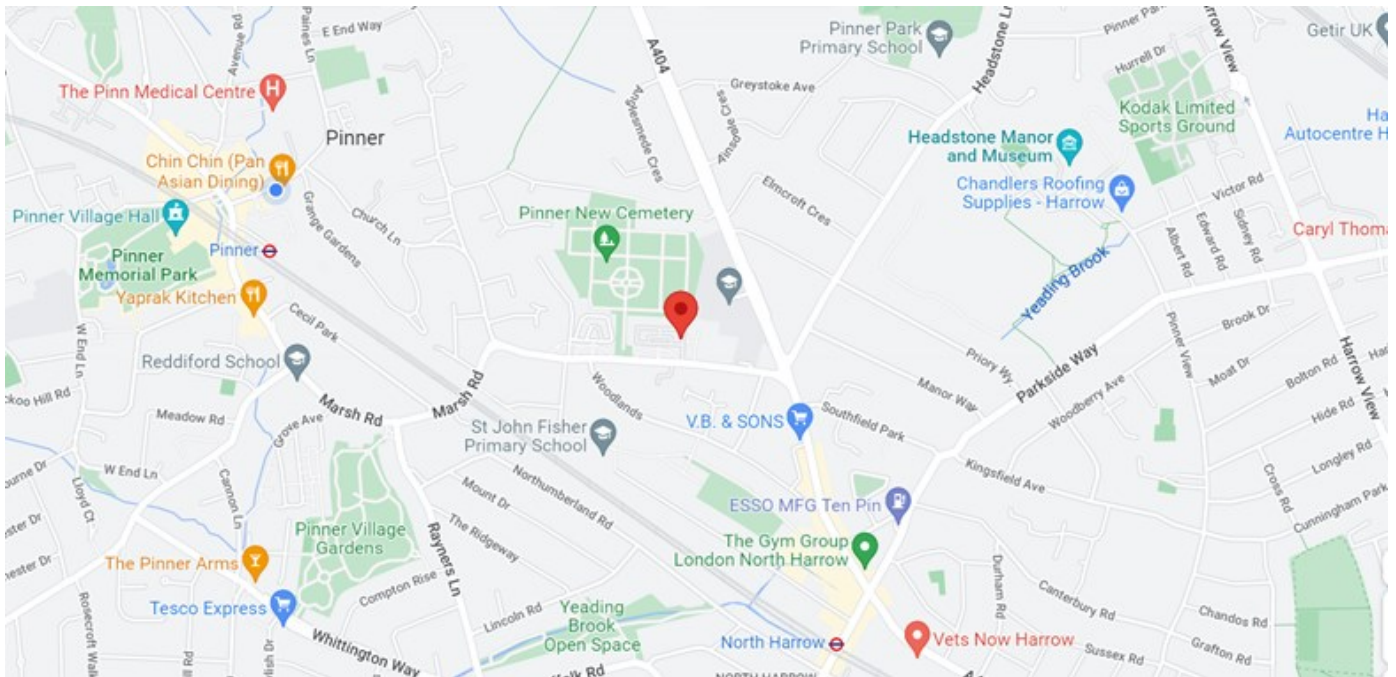
Nower Hill High School - 0.11 miles

Hatch End High School - 1.11 miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.8 miles

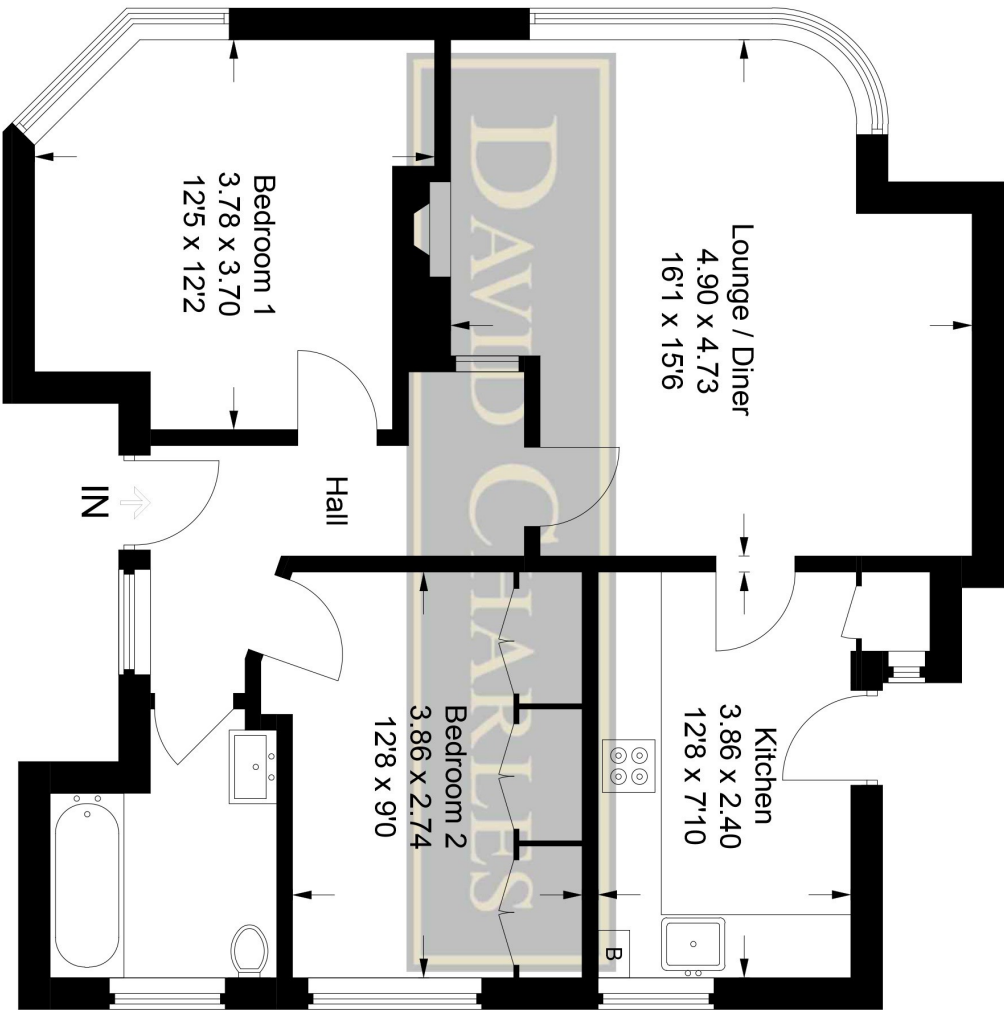
North Harrow Station (Metropolitan Line) - 0.6 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Pinner Court

Approximate Gross Internal Area = 70.9 sq m / 763 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.