

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

CAPEL GARDENS, PINNER, MIDDLESEX, HA5 5RG



PRICE....£335,000....SHARE OF FREEHOLD

A bright and well presented first floor two double bedroom purpose built apartment (60.6 sq.m/653 sq.ft), is set within this iconic Grade II Listed Art Deco Development which is set back off the Pinner Road. It is ideally situated within walking distance to both Pinner Village and North Harrow with their array of shops, restaurants, coffee houses, supermarkets and the Metropolitan Line Tube Stations. The school catchments of Nower Hill High School, St John Fisher Primary School and Pinner Park Primary School (All Ofsted Outstanding) are all within walking distance. The accommodation comprises of two double bedrooms, 16'5ft reception room, 12'6ft modern fitted kitchen, modern fitted shower room, and balcony. Outside there is residents off street parking and a well kept landscaped communal gardens surrounding the development. The property benefits from having share of freehold, EPC Rating at C and from being sold chain free.

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COUNCIL TAX

London Borough of Harrow - Band D - £2,032.28

LOCAL SCHOOLS

St. John Fisher Catholic Primary School - 0.19 miles
 Pinner Park Primary School - 0.64 miles
 Nower Hill High School - 0.23 miles
 Pinner High School - 1.13 miles

LOCAL TRANSPORT

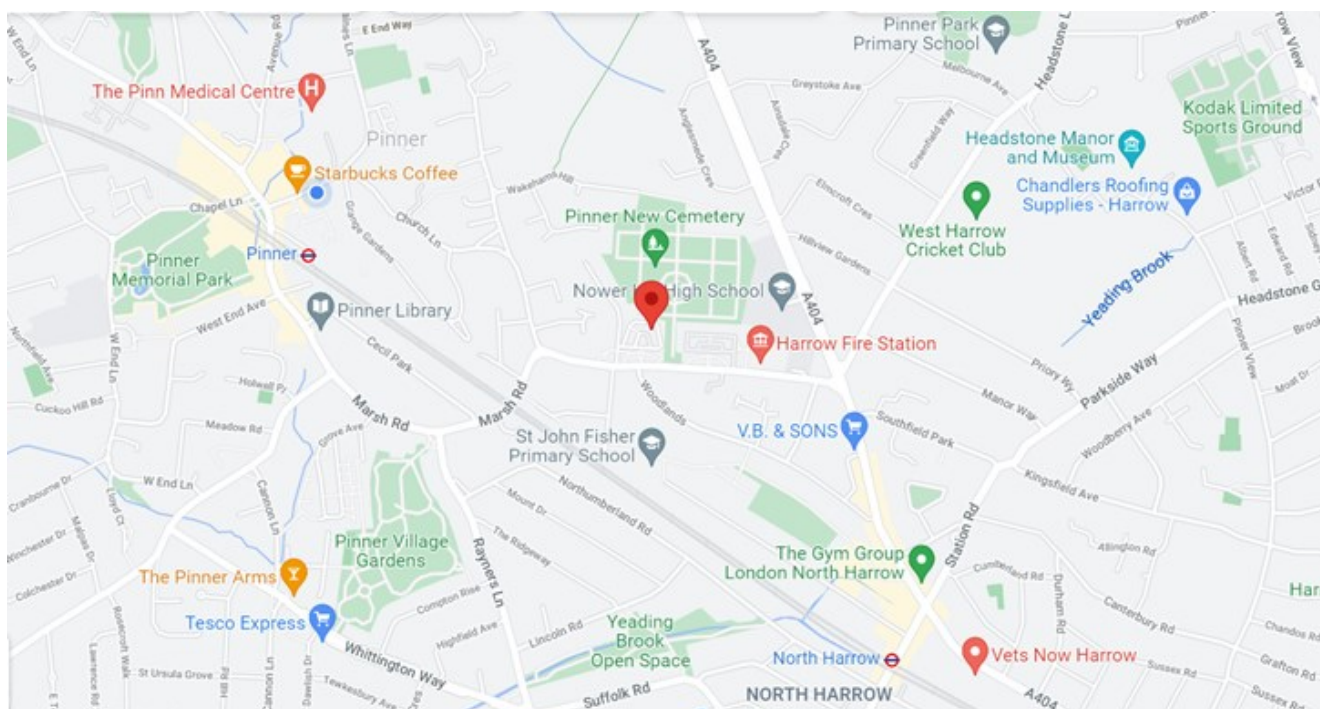
North Harrow Station (Metropolitan Line) - 0.7 Miles
 Pinner Station (Metropolitan Line) - 0.8 miles

LEASE /SERVICE CHARGE & GROUND RENT

Lease - 99 years

Service Charge - £550.00 per quarter /£2200.00 per annum (includes building insurance, maintenance of roof work, chimneys, communal gardens and communal areas, window cleaning)

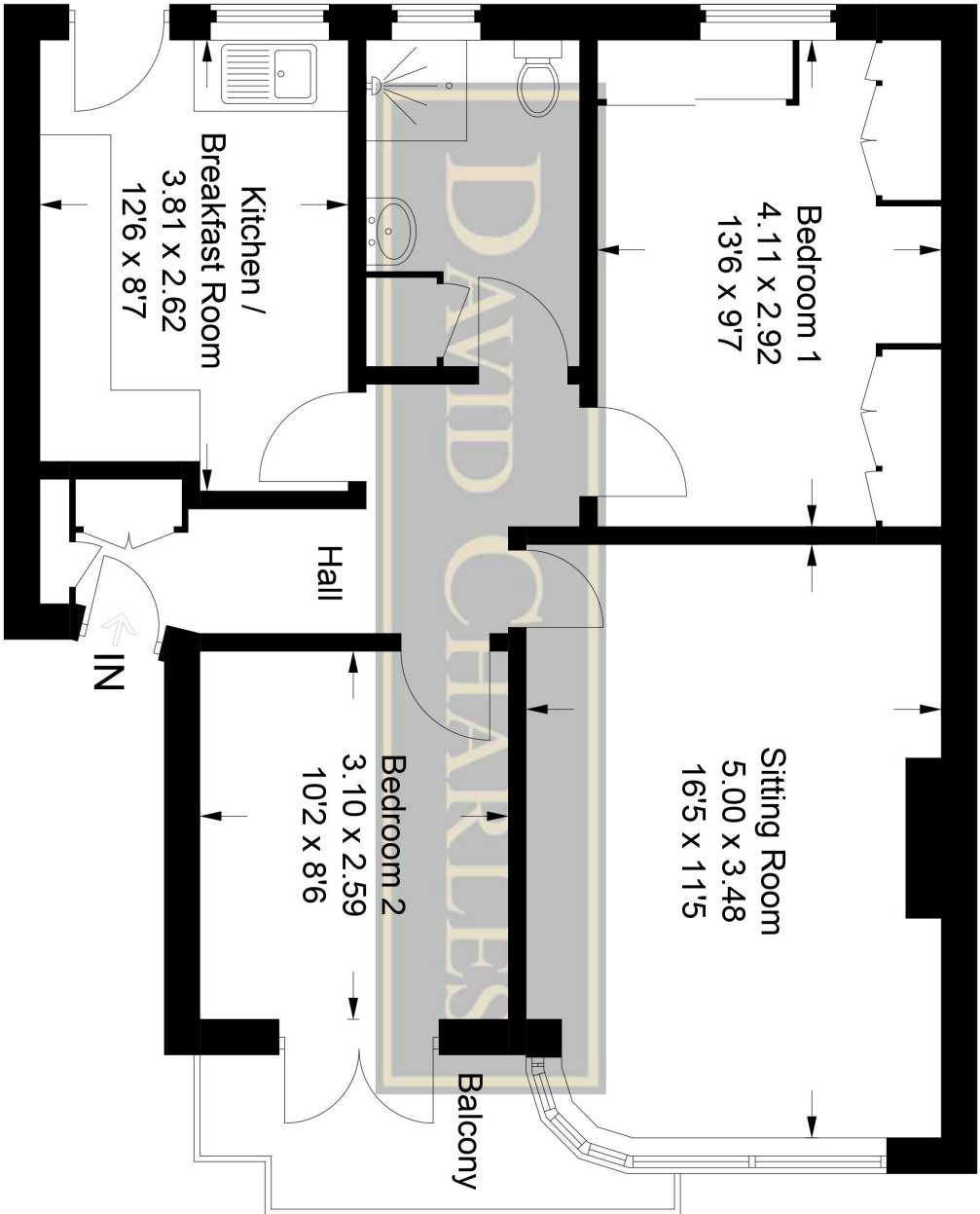
Ground Rent - £5.00 per annum



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Capel Gardens

Approximate Gross Internal Area = 60.6 sq m / 653 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.