

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

WEST END AVENUE, PINNER, MIDDLESEX, HA5 1BJ



PRICE....£1,250,000 FREEHOLD

This substantial six bedroom semi detached Edwardian house (2851 Sq.ft/264.9 Sq.M) is within the catchment area of West Lodge School and within a third of a mile of a wide range of shops and restaurants in Pinner Village and the Metropolitan Line Tube Station . The accommodation includes a study with original fireplace, two reception rooms and a 24' family room open plan to the 19' kitchen, full of natural light. On the first floor there are four double bedrooms, a 9' bedroom five and a bathroom. The second floor master bedroom is 19' x 18' with an en-suite bathroom and adjoining store room. Outside the secluded south facing 80' garden has a large raised patio and a main lawn with mature tree borders, and the front has off street parking for two cars. Offered with a complete upper chain and an EPC rating of C.

020 8866 0222













COUNCIL TAX

London Borough of Harrow - Band G - £3,604.67

LOCAL SCHOOLS

West Lodge Primary School - 0.21 Miles

Reddiford School - 0.21 Miles

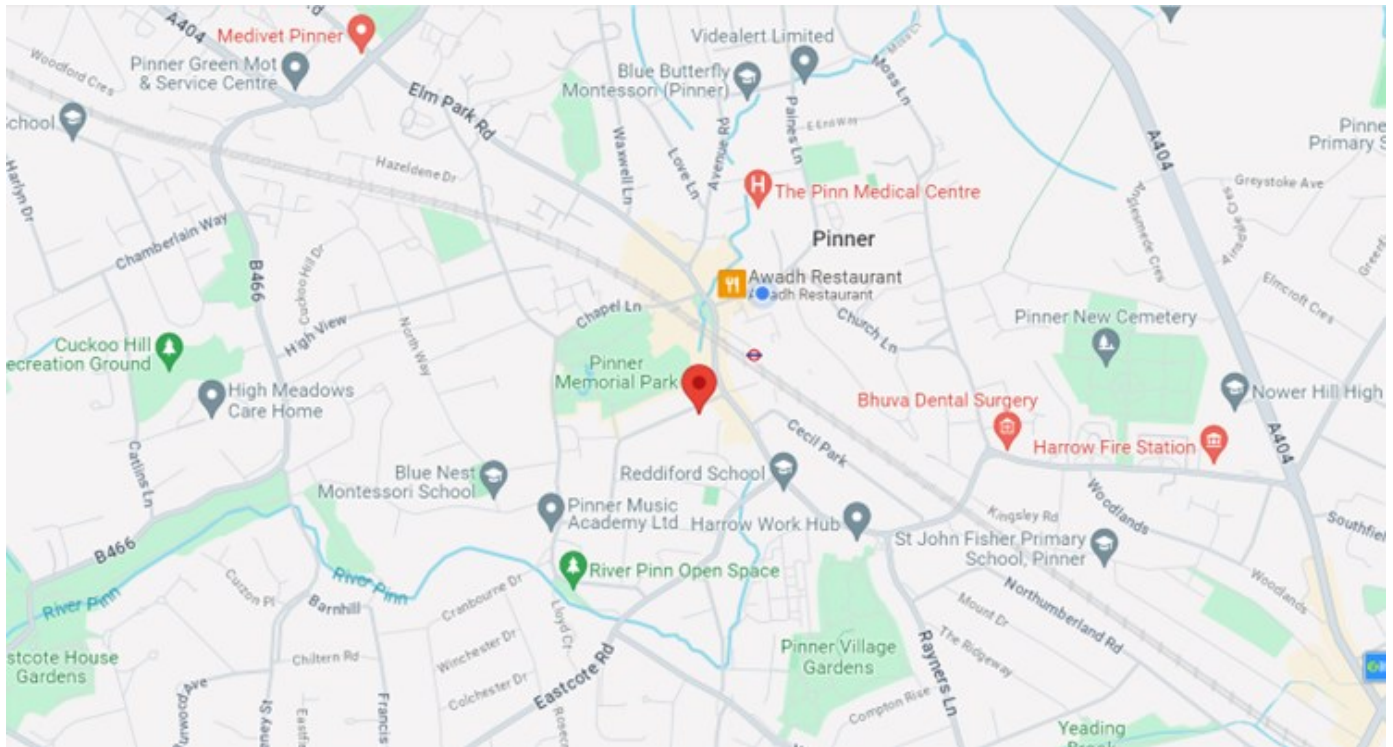
St John Fisher Catholic Primary School - 0.52 Miles

Buckingham Preparatory School - 0.99 Miles

Nower Hill High School - 0.75 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.2 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

West End Avenue

Approximate Gross Internal Area

Ground Floor = 123.1 sq m / 1,325 sq ft

First Floor = 91.0 sq m / 979 sq ft

Second Floor = 50.8 sq m / 547 sq ft

Total = 264.9 sq m / 2,851 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.

© CJ Property Marketing Ltd Produced for David Charles

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.