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AZALEA WALK, EASTCOTE, PINNER, MIDDLESEX, HA5 2EJ



PRICE....£2,400 PCM

The property is a bright and well presented three bedroom semi detached family home, which has been completely updated to a high standard in a contemporary style. The accommodation on the ground floor comprises of entrance hall with tiled floor, modern guest w/c, lounge/dining room with feature wall and wooden flooring and a luxury fitted kitchen. On the first floor there are three bedrooms and a luxury family bathroom. Outside is a 24ft rear garden and the front offers attractive views over the communal lawns. The development offers ample residents parking and is located within easy reach of Eastcote with its vast array of shops, restaurants, coffee shops and the Metropolitan and Piccadilly Line Tube Stations. Available from 1st November. Unfurnished.

020 8866 0222









COUNCIL TAX

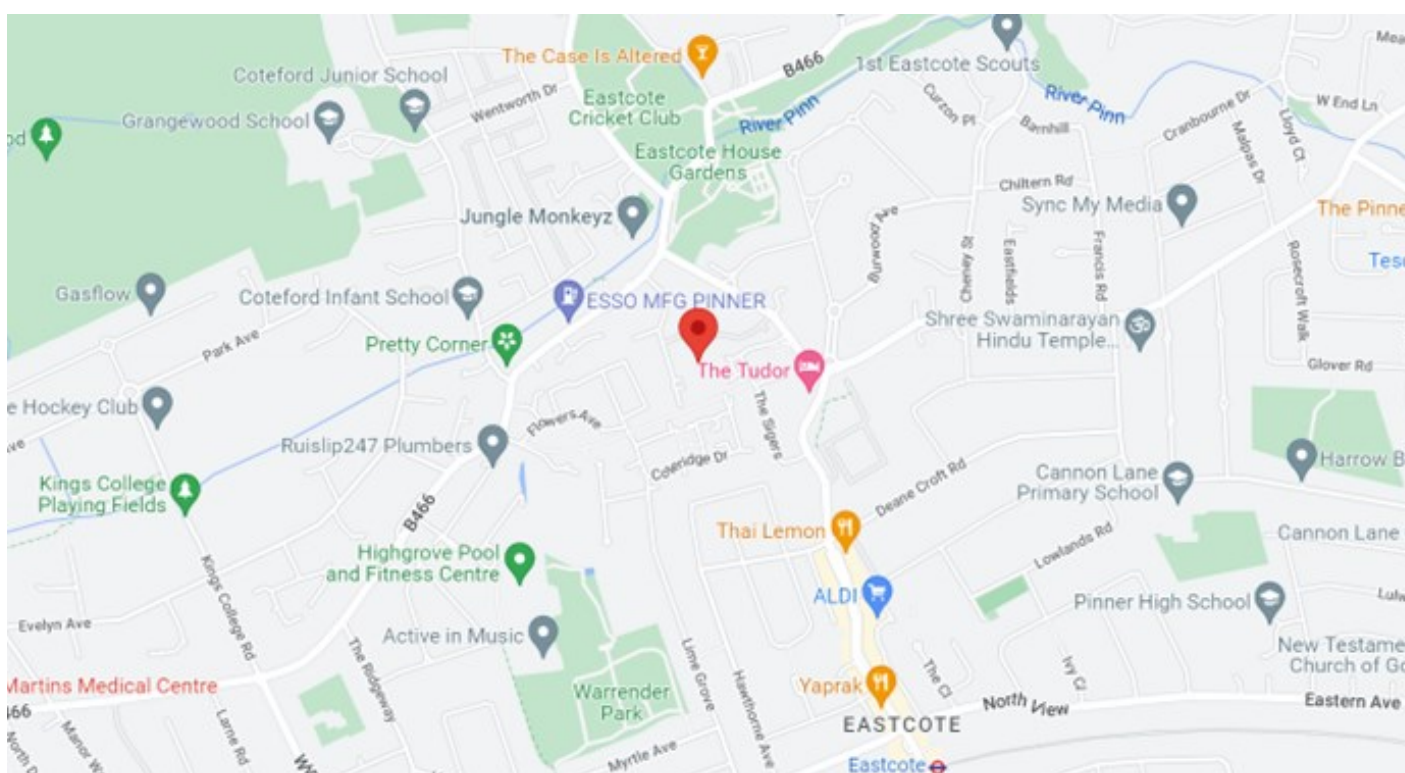
London Borough of Hillingdon - Band F - £2,396.15

LOCAL SCHOOLS

Coteford Infant School - 0.4 Miles
 Warrender Primary School - 1.0 Miles
 Coteford Junior School - 0.6 Miles
 Bishop Ramsey C of E School - 0.7 Miles

LOCAL TRANSPORT

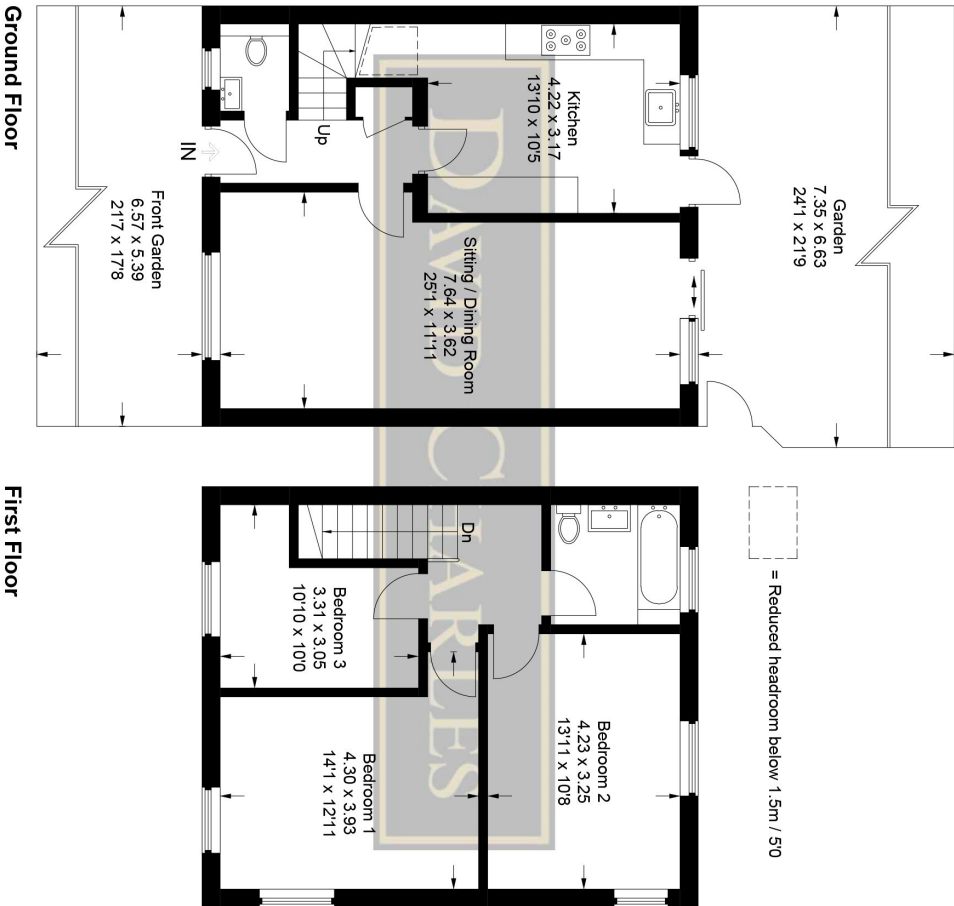
Eastcote Station (Metropolitan/Piccadilly Line) - 1.0 Miles
 Ruislip Manor Station (Metropolitan/Piccadilly Line) - 1.2 Miles



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Azalea Walk

Approximate Gross Internal Area
 Ground Floor = 49.4 sq m / 532 sq ft
 First Floor = 49.0 sq m / 527 sq ft
 Total = 98.4 sq m / 1,059 sq ft



Ground Floor

First 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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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.