

# DAVID CHARLES

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## CANNON LANE, PINNER, HA5 1HL



**£1,695 PCM UNFURNISHED**

This immaculate three bedroom duplex maisonette (1103 sq ft) is located within half a mile of popular local schools and Pinner village centre offering a wide selection of shopping facilities, restaurants and the Met. Line tube station (Baker Street approx. 25 minutes). The bright and spacious accommodation is laid out in a contemporary style with a 19' x 18' Living room, open plan to the luxurious kitchen with a central dining table/work station and a full range of integrated appliances. The 20' master bedroom includes a dressing area and an en-suite shower room. There is a second double bedroom with a fitted wardrobe and an 11' bedroom three and a second family bathroom. Outside there is a private and secure 40' rear garden with gated access and off street parking at the front. Available now.

**020 8866 0222**









## **LOCAL INFORMATION**

### **COUNCIL TAX**

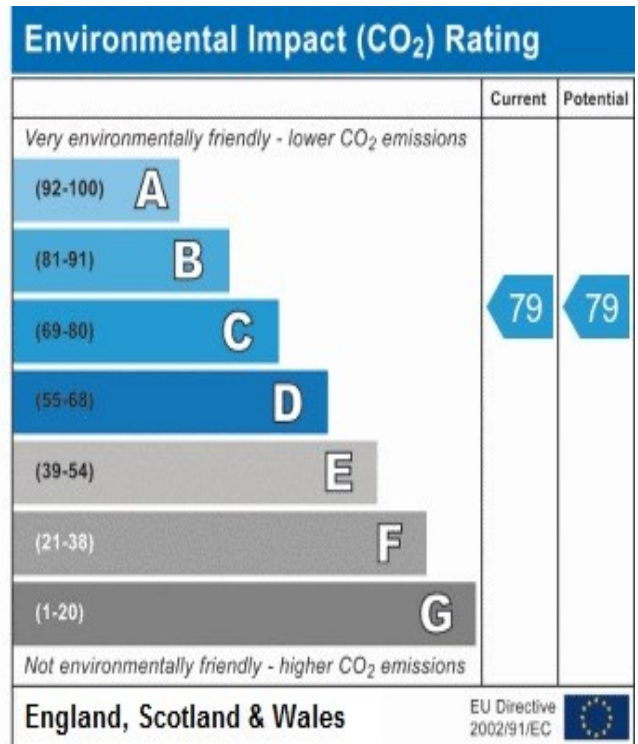
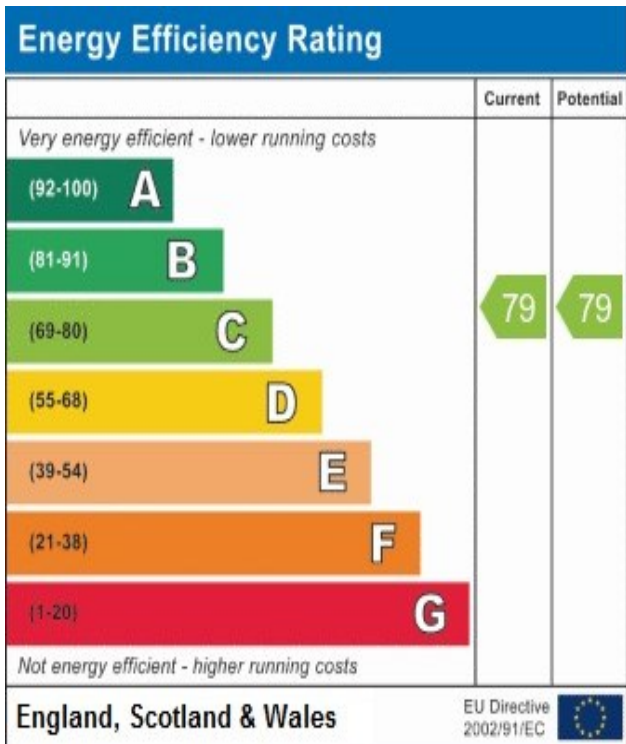
London Borough of Harrow - Band C £1,744.32

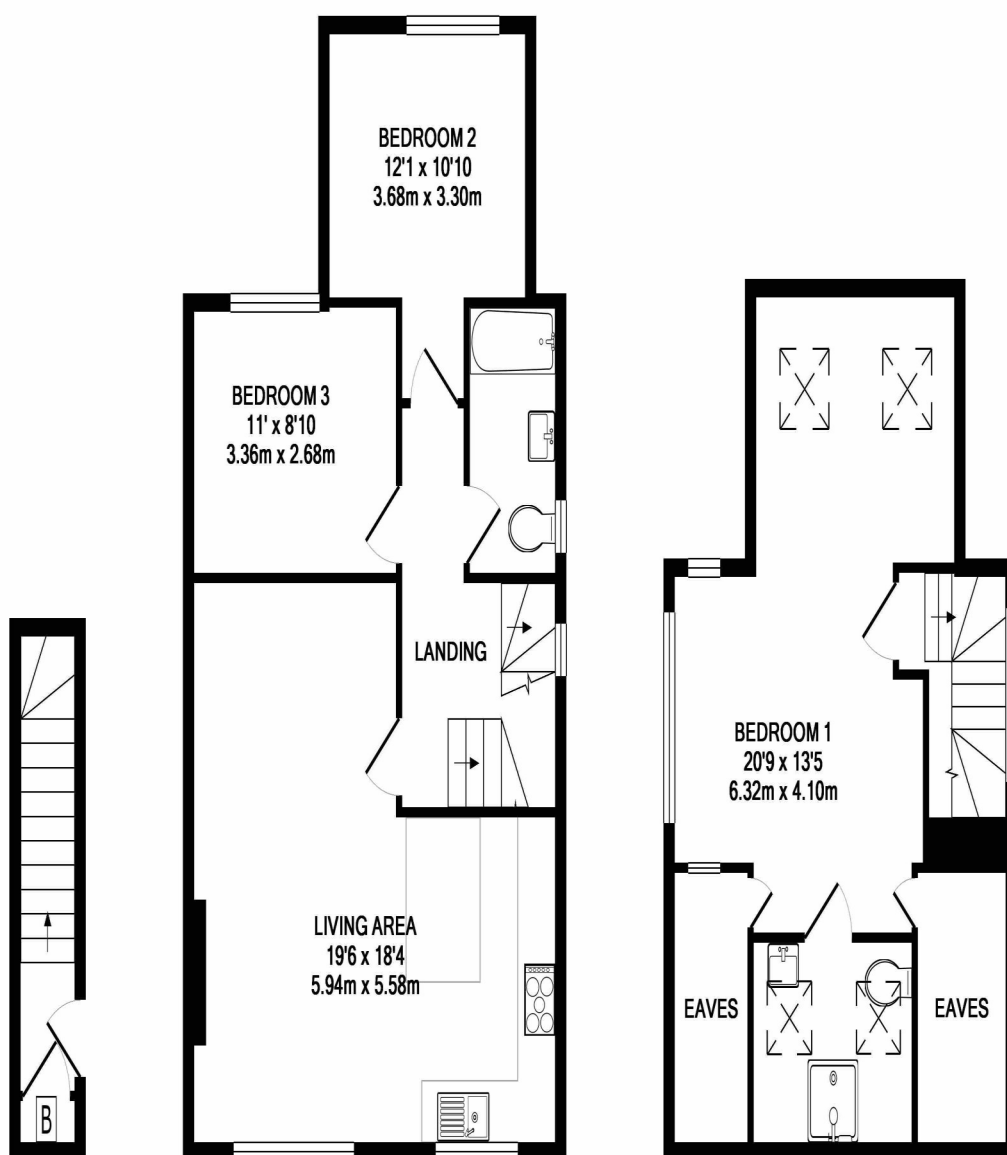
### **LOCAL SCHOOLS**

Reddiford Independent School 0.2 miles  
West Lodge Primary School - 0.4miles  
St John Fisher Primary School - 0.5 miles  
Cannon Lane Primary School 0.5 miles

### **LOCAL TRANSPORT**

Pinner Metropolitan Station - 0.4 miles  
Eastcote Metropolitan/Piccadilly Station - 1 mile  
Rayners Lane Metropolitan/Piccadilly Line Station - 1 mile





GROUND FLOOR  
APPROX. FLOOR  
AREA 57 SQ.FT.  
(5.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 620 SQ.FT.  
(57.6 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1103 SQ.FT. (102.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.***