

DAVID CHARLES

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ELM PARK COURT, ELM PARK ROAD, PINNER, HA5 3LJ



PRICE....£550,000 SHARE OF FREEHOLD

Rarely available to the market, this three bedroom penthouse apartment (1319 Sq Ft) is beautifully presented and benefits from a large private roof terrace. It is set in the desirable 'Art Deco' Elm Park Court development with attractive communal gardens with a central water fountain and residents parking. The accommodation includes a 19' living room with direct access to the terrace, a separate dining room and a contemporary kitchen. There are three double bedrooms with fitted wardrobes and a bath/shower room. The property is ideally located within half a mile of the village centre offering a wide selection of amenities and the train station giving swift access to Central London. (Baker Street 25 minutes).

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LEASE & SERVICE CHARGE

Lease - 999 Years (from 1962)

Service Charge - £1055.97 per quarter/£4223.88 per annum (including building insurance and maintenance)

Shared dividend is paid to owner every December, approximately £500.00 - £800.00 per annum.

COUNCIL TAX

London Borough of Harrow - Band E - £2,398.44

LOCAL SCHOOLS

West Lodge Primary School - 0.42 miles

Pinner Wood School - 0.47 miles

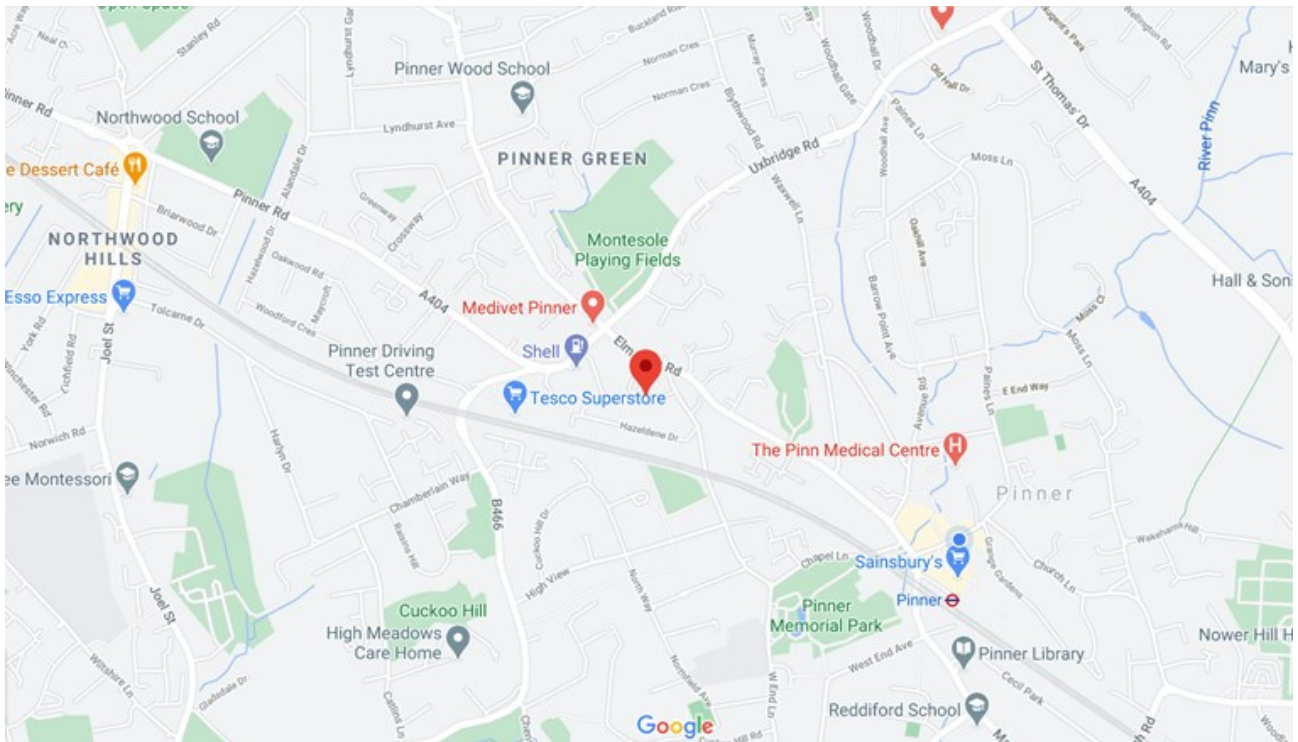
Nower Hill High School - 1.17 miles


Pinner High School - 1.26 miles

LOCAL TRANSPORT

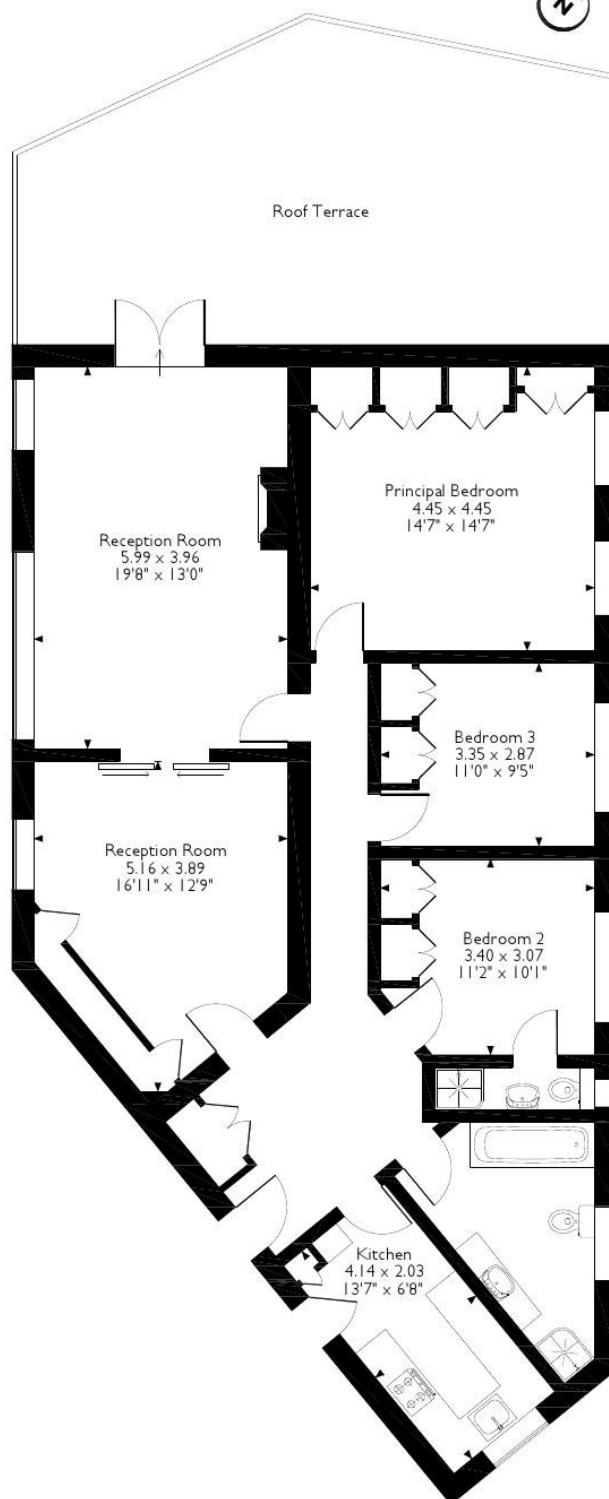
Pinner Tube Station (Metropolitan Line) - 0.6 miles

Northwood Hills Tube Station (Metropolitan Line) - 1.1 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	38
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Elm Park Court, Elm Park Road, Pinner
Approximate Gross Internal Area
123 Sq M/1319 Sq Ft



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.