

# DAVID CHARLES

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## **SKILLEN LODGE, UXBRIDGE ROAD, PINNER, MIDDLESEX, HA5 3PR**



**PRICE....£315,000....LEASEHOLD**

This extremely spacious first floor one bedroom apartment (544 Sq Ft/50.5 Sq M) is set back within the very desirable modern development within half a mile of Pinner Village Centre and the Metropolitan Line Station. The property is in good order throughout with benefits that include a wide and spacious 19'3 living room, a long lease, an entry phone system, a lift, peaceful communal gardens and an allocated parking space.

No upper chain.

**020 8866 0222**













### **COUNCIL TAX**

London Borough of Harrow - Band D - £1,962.36

### **LOCAL SCHOOLS**

Pinner Wood School - 0.32 Miles  
West Lodge Primary School - 0.75 Miles  
Nower Hill High School - 1.26  
Hatch End High School - 1.41

### **LOCAL TRANSPORT**

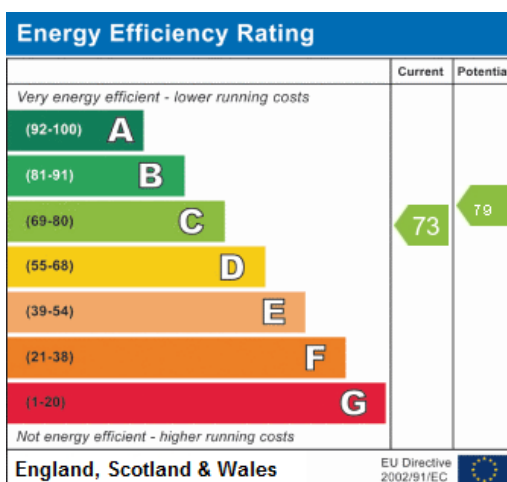
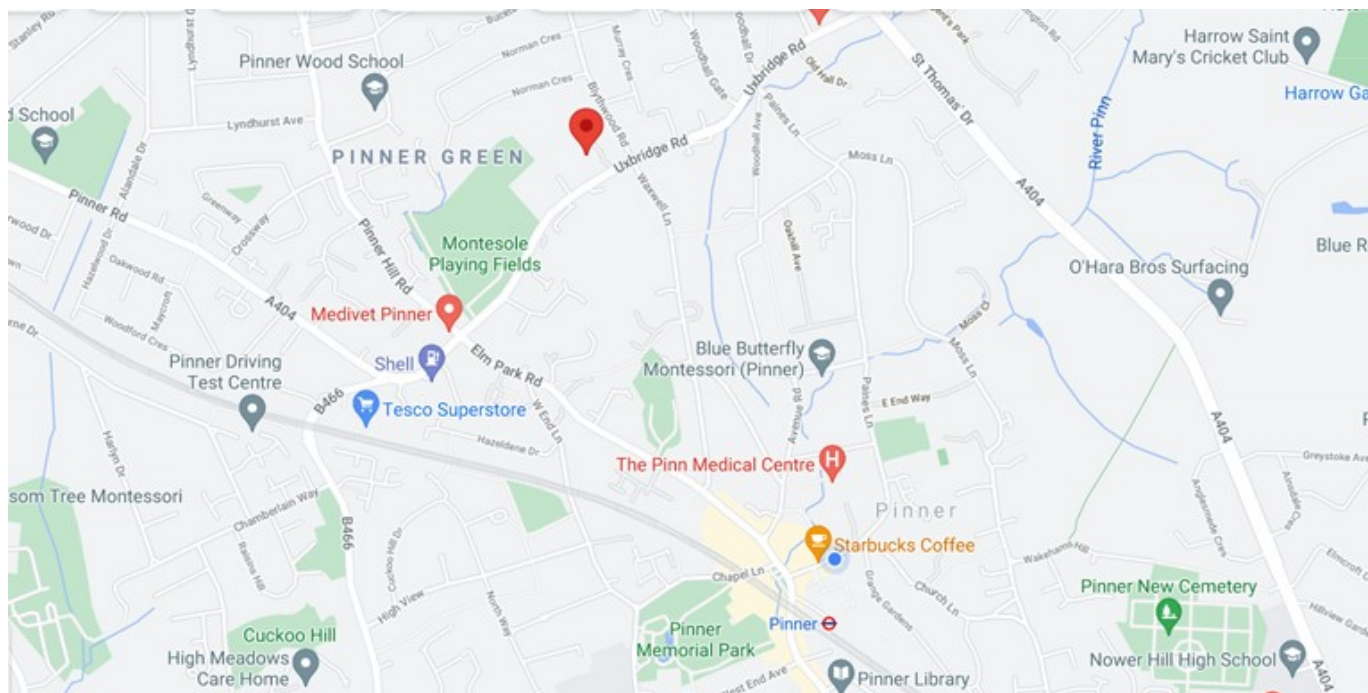
Pinner Station (Metropolitan Line) - 0.8 Miles  
Hatch End Station - 1.0 Miles

### **LEASE AND SERVICE CHARGE**

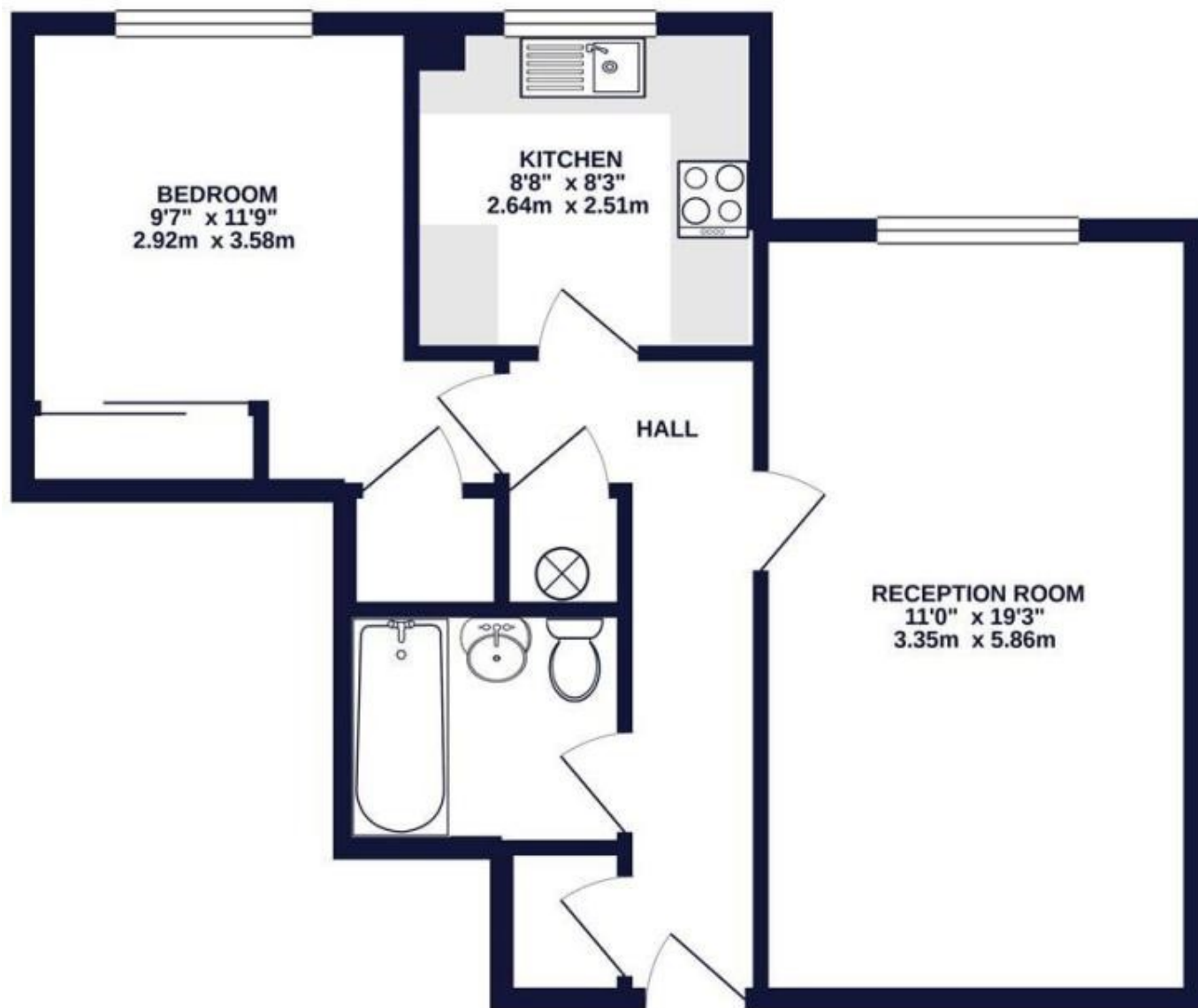
Lease: 97 Years

Service Charge: £177.45 pcm (includes building insurance, upkeep of communal gardens and bin areas, external window cleaning, interior area cleaning, external decorating and lift maintenance)

Ground rent: £180.00 per annum



**FIRST FLOOR**  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.*