

DAVID CHARLES

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PINNER ROAD, NORTHWOOD, MIDDLESEX, HA6 1QP



PRICE....£369,950....LEASEHOLD

This two bedroom ground floor maisonette (663 sq ft/61.6 sq m) is presented in excellent order throughout. The accommodation has wood flooring and double glazed windows and includes a naturally light living room, a contemporary kitchen with integrated appliances, two double bedrooms and a fully tiled bathroom. Outside there is allocated parking for two cars and a secluded 50' rear garden. The property is ideally located within a third of a mile of Northwood Hills shopping facilities, restaurants and the Metropolitan line train station.

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LEASE & SERVICE CHARGE

Lease - 94 Years (99 Years from 1st January 2018)
 Service Charge (including building insurance) - £1833.00 per annum
 Ground Rent - £200

COUNCIL TAX

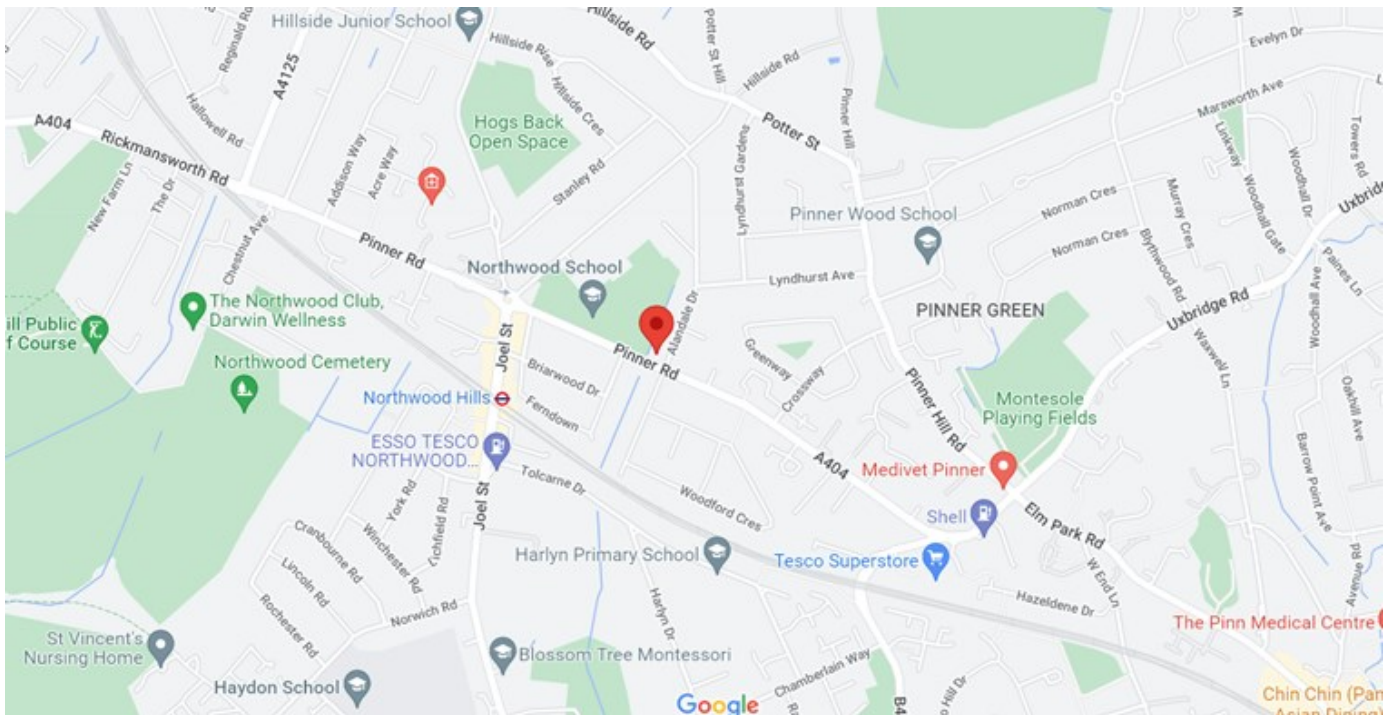
London Borough of Hillingdon - Band C - £1,474.55

LOCAL SCHOOLS

Harlyn Primary School - 0.37 miles
 Pinner Wood School - 0.43 miles
 Northwood School - 0.1 miles
 Haydon School - 0.59 miles

LOCAL TRANSPORT

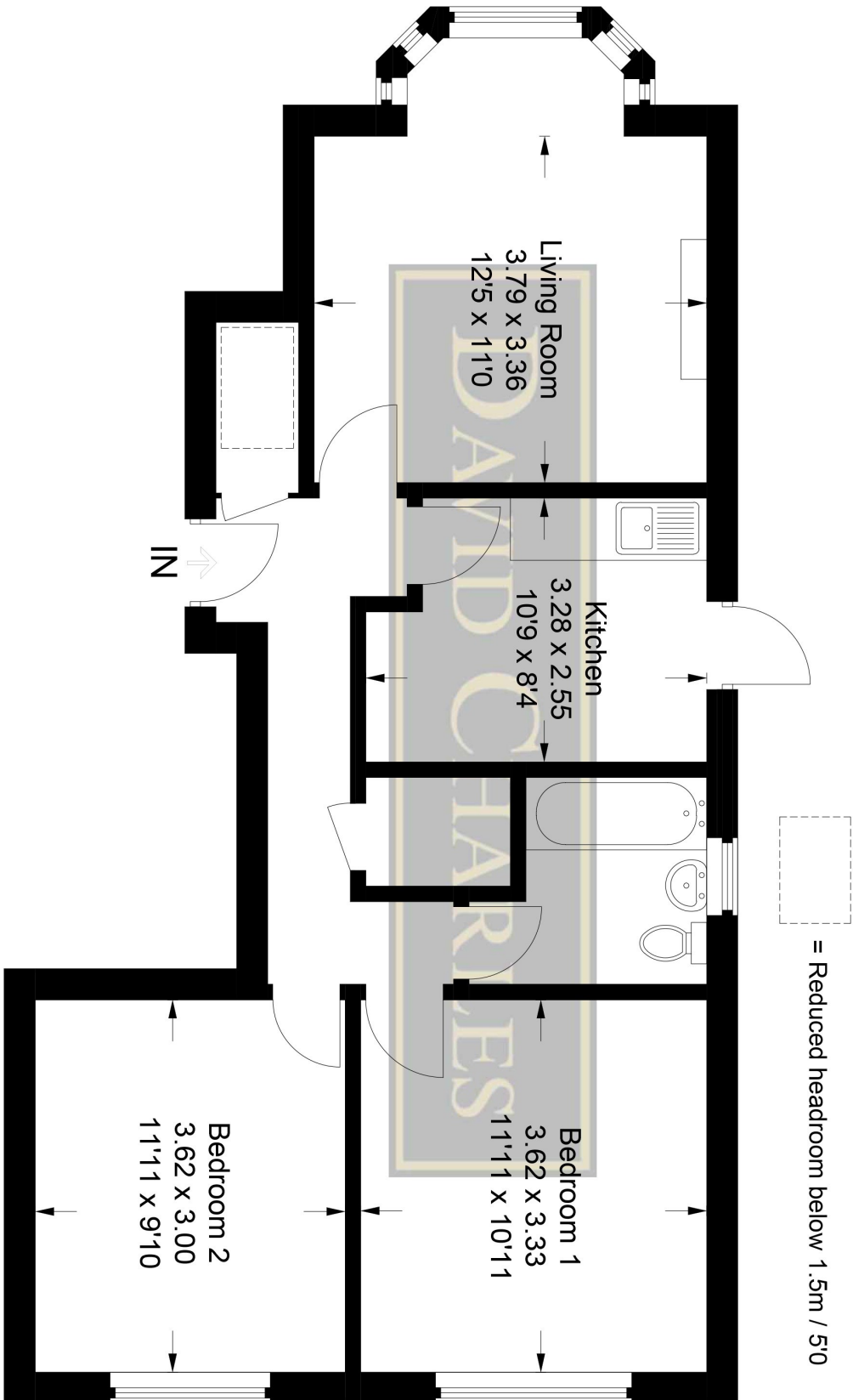
Northwood Hills Station (Metropolitan Line) - 0.3 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Pinner Road

Approximate Gross Internal Area
61.6 sq m / 663 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.

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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.