

# DAVID CHARLES

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## PINNER COURT, PINNER, MIDDLESEX, HA5 5RJ



**PRICE....£389,950....SHARE OF FREEHOLD**

This bright and well presented two bedroom first floor apartment (65.4 sq.m/704 sq.ft) is set in this iconic and impressive Grade II listed Art Deco development with a westerly aspect and attractive views over the central water feature and communal gardens. It is ideally located within easy reach of Pinner & North Harrow town centres', offering a wide range of shopping facilities, restaurants and the Metropolitan line train links. Pinner Park Primary and Nower Hill secondary schools (Ofsted Outstanding) are within approximately half a mile. The accommodation comprises of communal entrance access via video entry phone system and stairs to first floor, private 'L' shaped entrance hall, 16'4ft lounge/dining room, two bedrooms, modern fitted kitchen with deep pantry cupboard and fitted bathroom. Outside there are attractive communal gardens with kitchen garden and secure gated residence parking. The property benefits from being sold chain free, a share of freehold, long lease of 951 years unexpired and a service charge of approximately £3,600 (including building insurance and contributes to a reserve fund for future investment).

**020 8866 0222**















## LEASE & SERVICE CHARGE

Lease - 951 years unexpired

Service Charge & Reserve Fund (for any proposed future works to the development)

Approx. £899.63 per quarter /£3,598.52 per annum (includes building insurance, maintenance of roof work, chimneys, communal gardens and communal areas, window cleaning)

## COUNCIL TAX

London Borough of Harrow - Band C - £1,815.20

## LOCAL SCHOOLS

St John Fisher Catholic Primary School - 0.21 miles

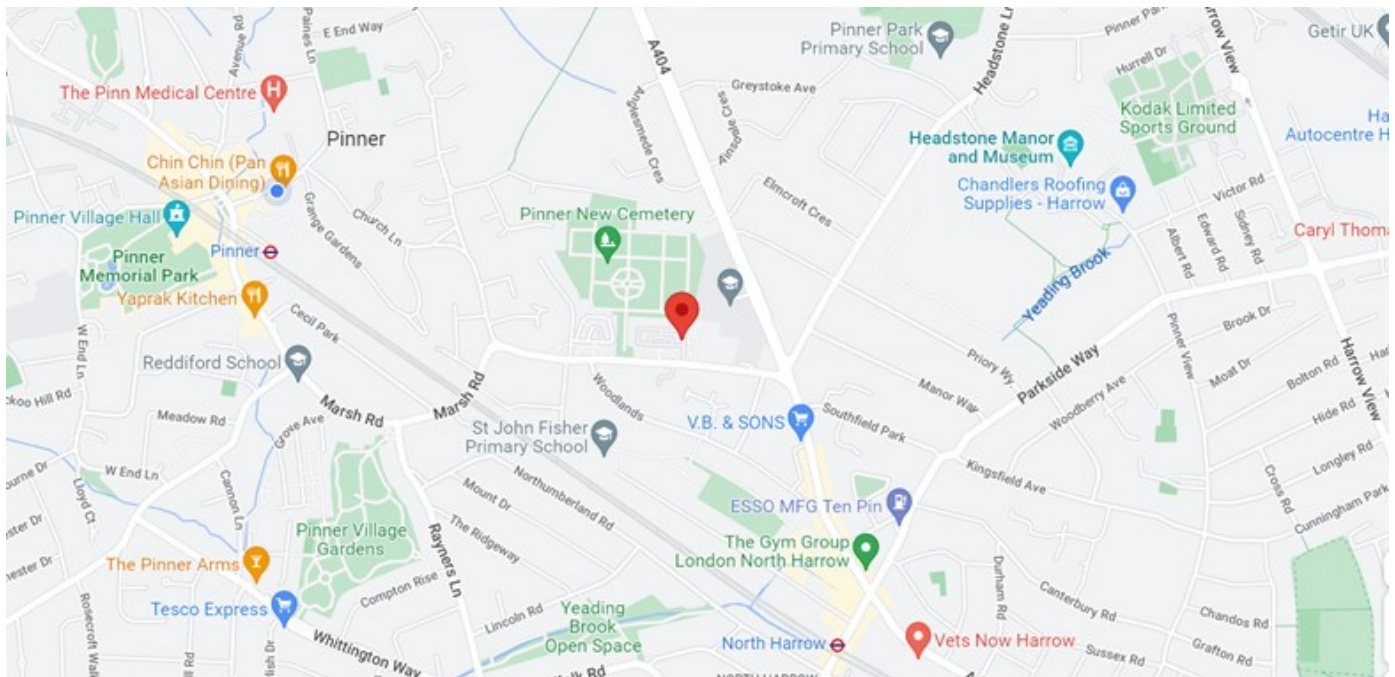
Pinner Park Primary School - 0.55 miles

Nower Hill High School - 0.11 miles

Hatch End High School - 1.11 miles

## LOCAL TRANSPORT

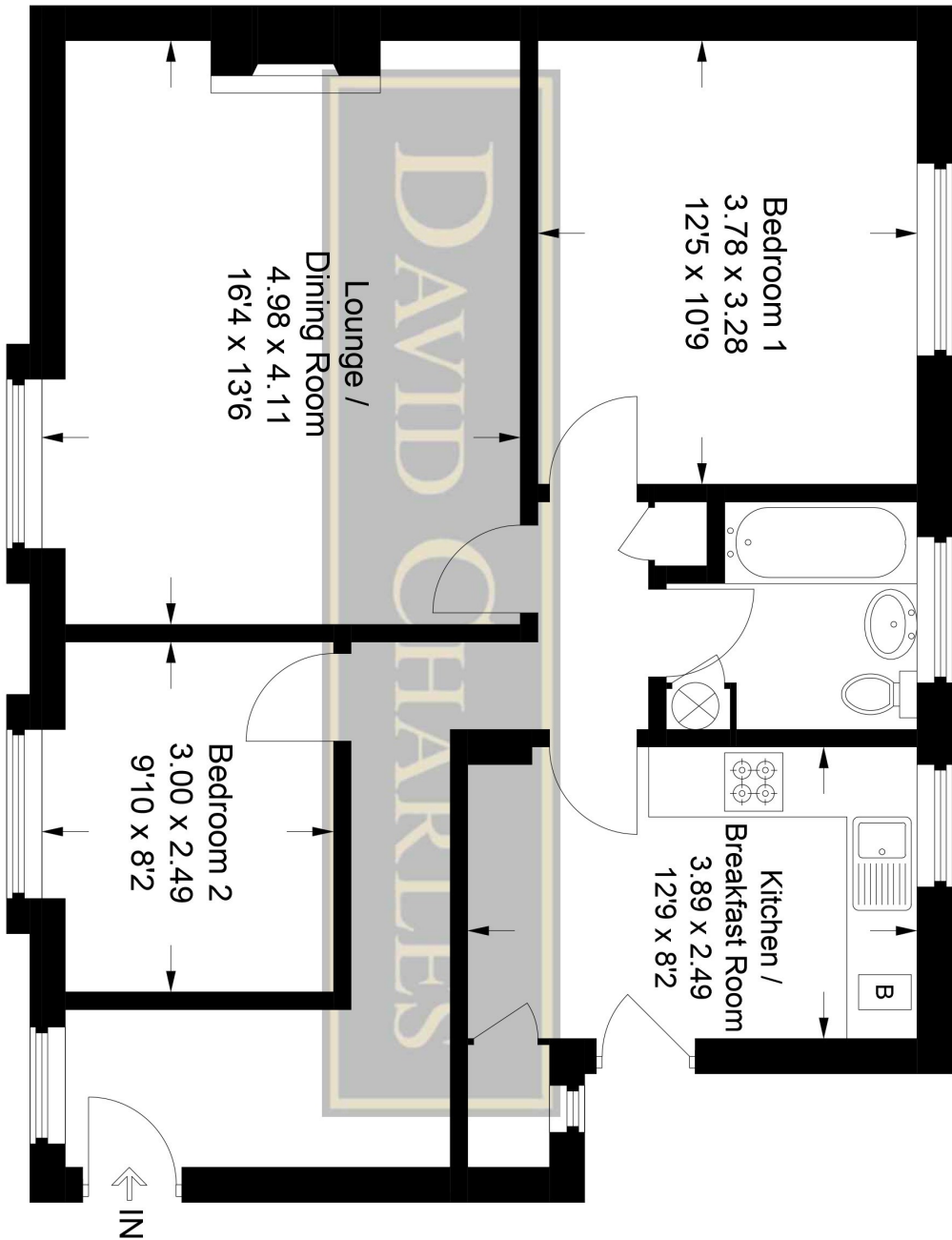
Pinner Station (Metropolitan Line) - 0.8 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Pinner Court

Approximate Gross Internal Area  
65.4 sq m / 704 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.*