

# DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS  
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW  
TELEPHONE 020 8866 0222 • FAX 020 8868 3544  
WEBSITE [www.david-charles.co.uk](http://www.david-charles.co.uk) • E-MAIL [pinner-sales@david-charles.co.uk](mailto:pinner-sales@david-charles.co.uk)

## LOVE LANE, PINNER VILLAGE, MIDDLESEX, HA5 3EX



**PRICE....£1,400,000....FREEHOLD**

This substantial five double bedroom Edwardian house (2491 sq ft/231.4 sq m) is in the heart of Pinner Village within five minutes' walk of an excellent selection of shops, restaurants and the Metropolitan Line train station (Baker Street within 25 minutes). The house is also within the current catchment area (within 10 minutes' walk) of 'Ofsted Outstanding' West Lodge Primary School. A spacious entrance hall leads to the 17' square living room with feature fireplace and wood flooring. The substantial 30' x 28' family/kitchen and dining room has underfloor heating, a luxury fitted kitchen with a central workstation/breakfast bar and floor to ceiling sliding glass doors overlooking the garden. There is a separate utility room, cloakroom and a games room/home office. The 24' master bedroom has the benefit of a walk-in dressing room with an extensive range of fitted wardrobes. There are two further double bedrooms and a family bathroom on the first floor. Bedroom four has a walk-in wardrobe and the fifth bedroom has an en-suite bathroom. Outside there is a large west facing garden with a paved patio and main lawn area. To the rear is a versatile summer house with power and light and a wood burning stove. The front offers off street parking for two cars and a secure bike shed. The house has the benefit of being offered with no upper chain.

**020 8866 0222**























### **COUNCIL TAX**

London Borough of Harrow - Band F - £2,834.52

### **LOCAL SCHOOLS**

West Lodge Primary School - 0.37 miles

Pinner Wood School - 0.76 miles

Nower Hill High School - 0.83 miles


Pinner High School - 1.18 miles

### **LOCAL TRANSPORT**

Pinner Station (Metropolitan Line) - 0.3 miles

Hatch End Station (Overground) - 1.3 miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



# Love Lane

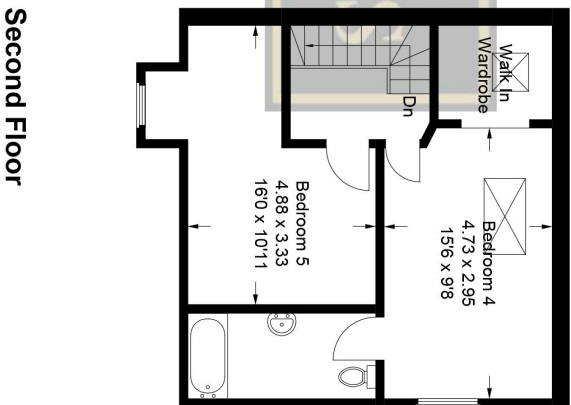
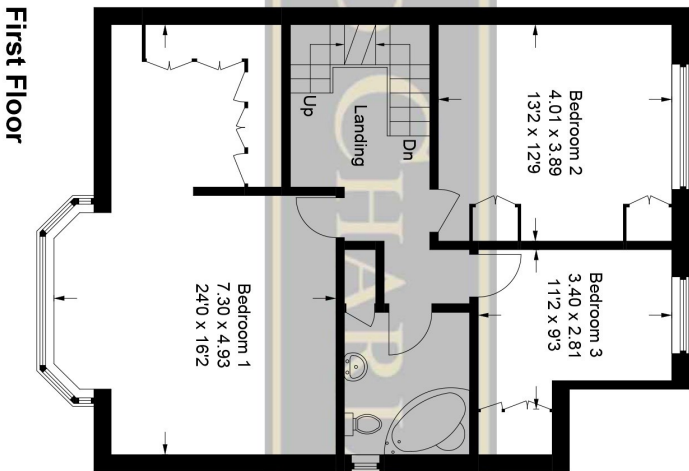
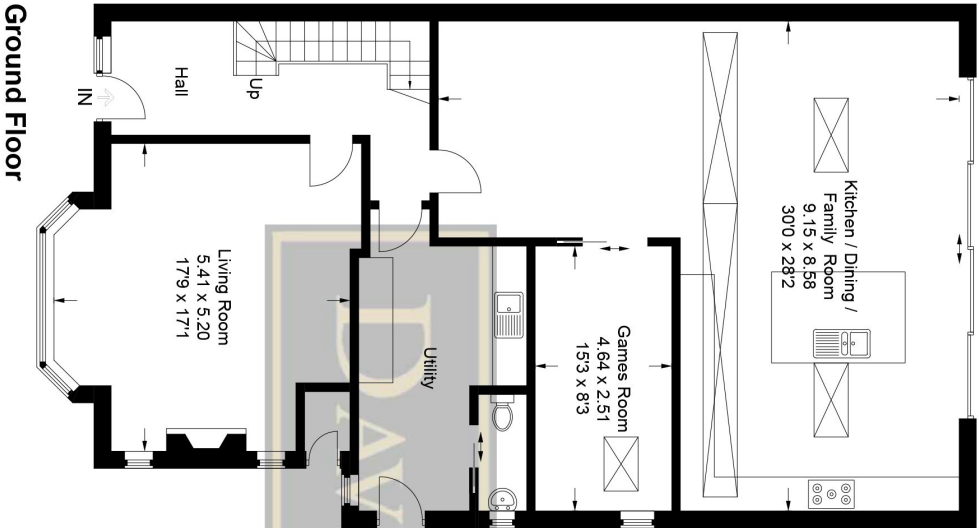
Approximate Gross Internal Area

Ground Floor = 123.4 sq m / 1328 sq ft

First Floor = 70.4 sq m / 758 sq ft

Second Floor = 37.6 sq m / 405 sq ft

Total = 231.4 sq m / 2,491 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.  
 © CJ Property Marketing Ltd Produced for David Charles

**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.*