

# DAVID CHARLES

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

## HAWTHORN COURT, RICKMANSWORTH ROAD, PINNER, HA5 3UN



**PRICE....£1,600 PCM**

This light and spacious two double bedroom top floor flat (761 sq. ft/70.7 sq. m) has been updated to a high standard recently. A secure intercom system provides access to the well-kept communal entrance hall and stairs to the second floor landing. The accommodation includes a 16'8 Living/dining room, a contemporary kitchen with breakfast bar, bathroom, and two bedrooms with wood strip flooring and double glazing throughout. Outside there are well maintained communal gardens, secure gated parking and a private garage at the rear. It is conveniently located walking distance from local shops, supermarkets, restaurants, bars and schools. Pinner Wood School (Ofsted Outstanding) is located 0.29 miles from the property and the Metropolitan Line train station is just over half a mile. Unfurnished. Available Immediately Subject to References.

**020 8866 0222**













### **COUNCIL TAX**

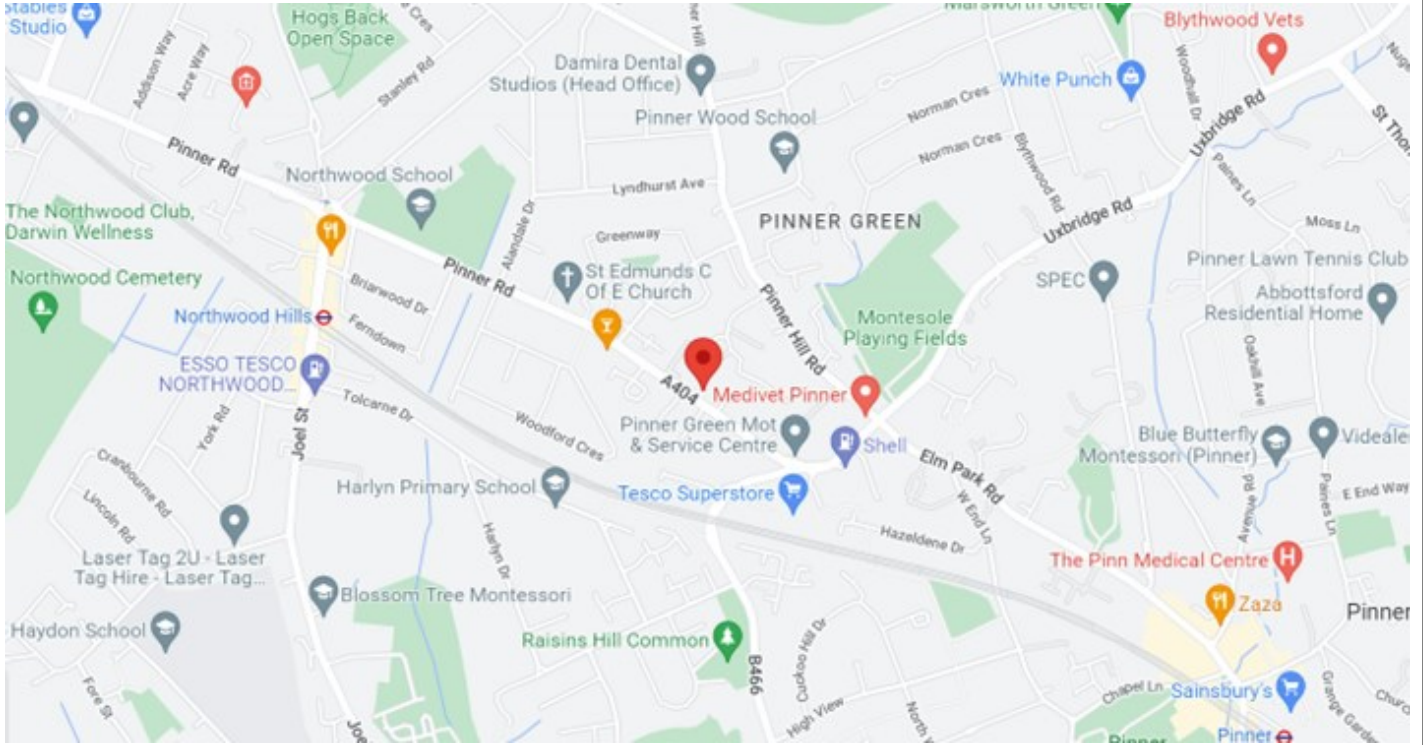
London Borough of Harrow - Band D - £2,042.09


### **LOCAL SCHOOLS**

Pinner Wood School - 0.29 Miles  
West Lodge Primary School - 0.69 Miles  
Pinner High School - 1.46 Miles  
Nower Hill High School - 1.52 Miles

### **LOCAL TRANSPORT**

Pinner Station (Metropolitan Line) - 1.0 Miles  
Northwood Hills Station (Metropolitan Line) - 0.6 Miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

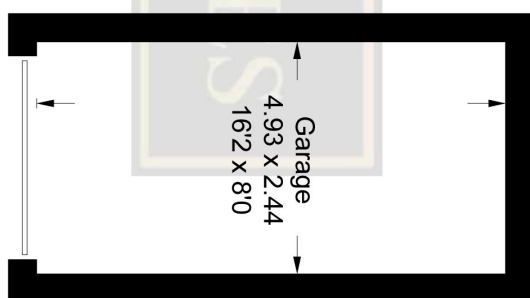
# Hawthorn Court

Approximate Gross Internal Area

70.7 sq m / 761 sq ft

Garage = 12.3 sq m / 132 sq ft

Total = 83.0 sq m / 893 sq ft



(Not Shown In Actual Location / Orientation)



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.*