

# DAVID CHARLES

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## HEATH LODGE, MARSH ROAD, PINNER, MIDDLESEX, HA5 5PB



**PRICE...£614,950...LEASEHOLD**

**NEW BUILD. UP TO £20,000 CASHBACK.** The bright and spacious ground floor 'L Shaped' double bedroom retirement apartment (634.24sq.ft/58.92sq.m) is located in this highly desirable Heath Lodge Development, built to a high standard by Churchill Homes in 2018. It is ideally located within minutes' walk of Pinner United Synagogue and Pinner Village Centre with its vast array of shopping including Marks & Spencer Food Hall and Sainsbury's Supermarket, restaurants, coffee shops, and Pinner Metropolitan Line Tube Station. The accommodation comprises of secure communal entrance accessed via entry system leading to communal hallway, own front door leading private entrance hall, 18'1ft living room with a private balcony, luxury fitted kitchen with integrated appliances, large 'L Shaped' double bedroom with walk-in wardrobe, luxury fitted shower room and a large internal store. The development benefits from fully furnished residents lounge, guest suite, roof terrace with outdoor sitting, residents parking (on a first come first serve basis), brand new 999 year lease,

**020 8866 0222**









### **COUNCIL TAX**

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

### **LEASE AND SERVICE CHARGE**

Lease - 999 Years

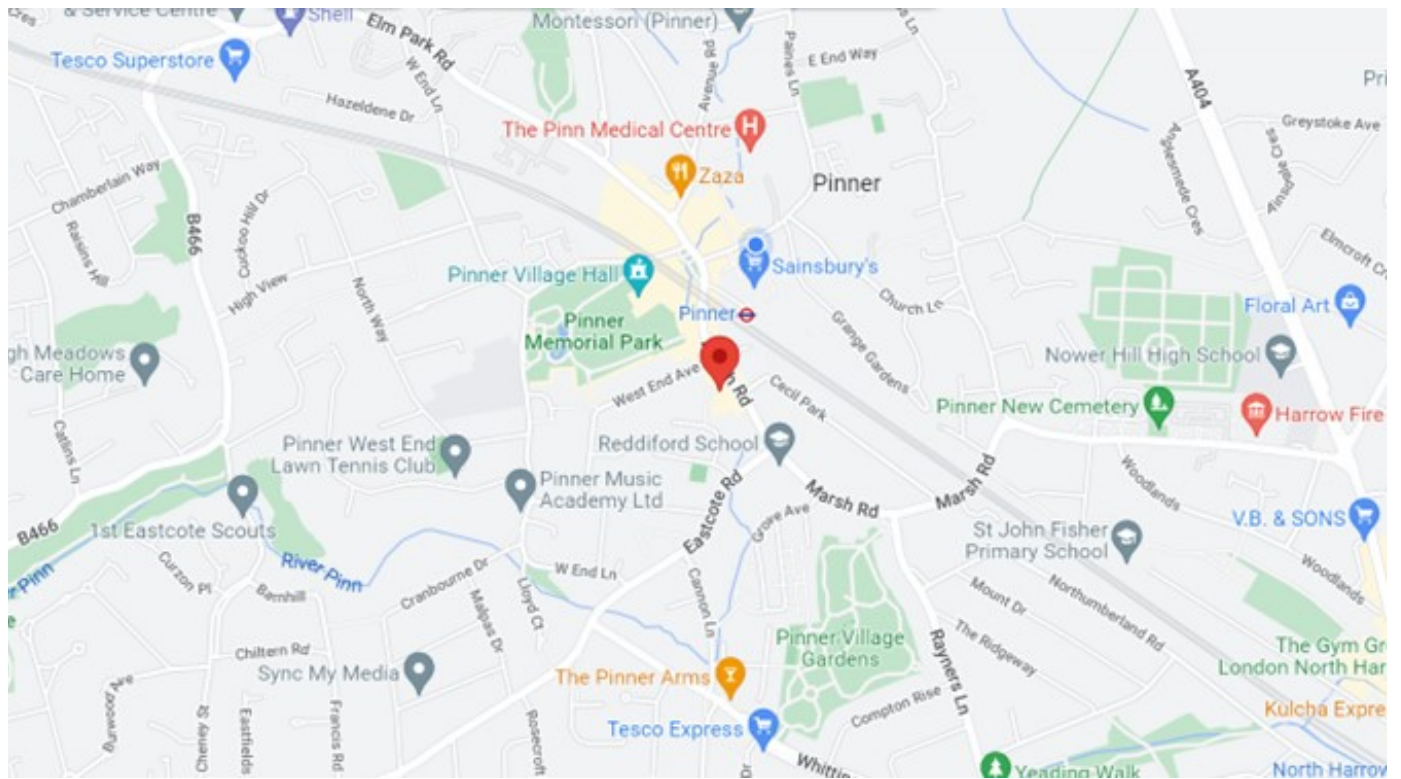
Service Charge - £720.71 per quarter /£2882.83 per annum (includes building insurance, maintenance of roof work, chimneys, communal gardens and communal areas, window cleaning)

Ground Rent - £575.00 per annum

### **LOCAL TRANSPORT**

North Harrow Tube Station (Metropolitan Line) - 0.7 miles

Pinner Tube Station (Metropolitan Line) - 0.9 miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

# Heath Lodge

Approximate Gross Internal Area = 58.92 sq m / 634.24 sq ft



## Ground Floor

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.*