

DAVID CHARLES

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HAMILTON COURT, WEST END LANE, PINNER, HA5 3NQ



PRICE....£399,000....LEASEHOLD

This two double bedroom ground floor flat (643sq.ft/59.7sq.m) has been completely updated to a high standard throughout. It benefits from double glazing, gas central heating with a modern boiler and wood strip flooring. It is located in a secluded corner of the development within half a mile of Pinner town centre, West Lodge Primary School (Ofsted Outstanding) and the beautiful Memorial Park. The accommodation includes a 19' living/dining room with direct access to a private patio and the substantial communal gardens, a contemporary kitchen with fitted appliances and a shower room. Outside there is garage in a nearby block and additional residents parking. The service charge (£1,450p.a) is much lower than other flats in nearby developments (ideal in the current economic climate) and the lease has over 900 years remaining.

020 8866 0222









COUNCIL TAX

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

LEASE & SERVICE CHARGE

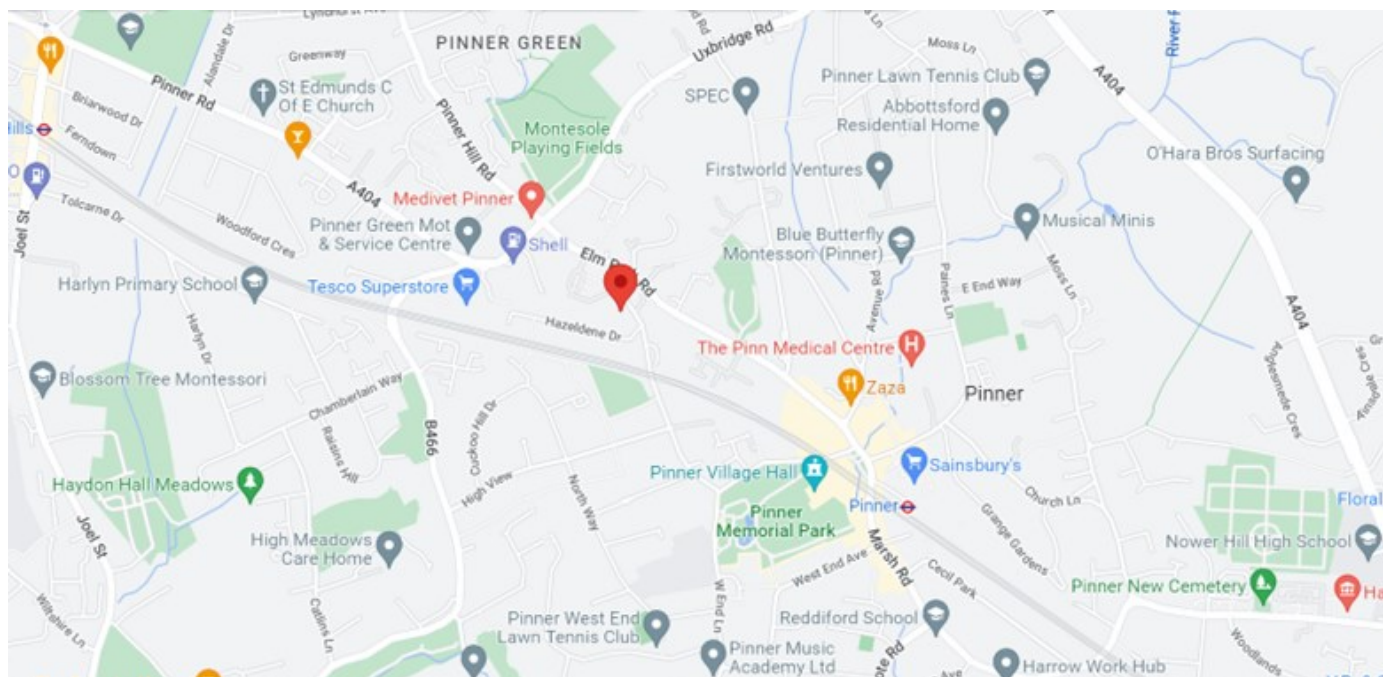
Lease - 999 years from 14th February 2017
 Service Charge - £362.50 per quarter/£1,450.00 per annum
 Ground Rent - £15.00 per annum

LOCAL SCHOOLS

West Lodge Primary School - 0.4 miles
 Pinner Wood School - 0.6 miles
 Northwood School - 0.9 miles
 Nower Hill High School - 1.5 miles

LOCAL TRANSPORT

Pinner Tube Station (Metropolitan Line) - 0.7 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

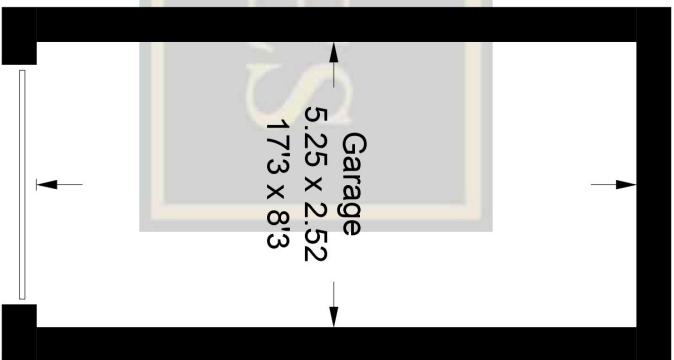
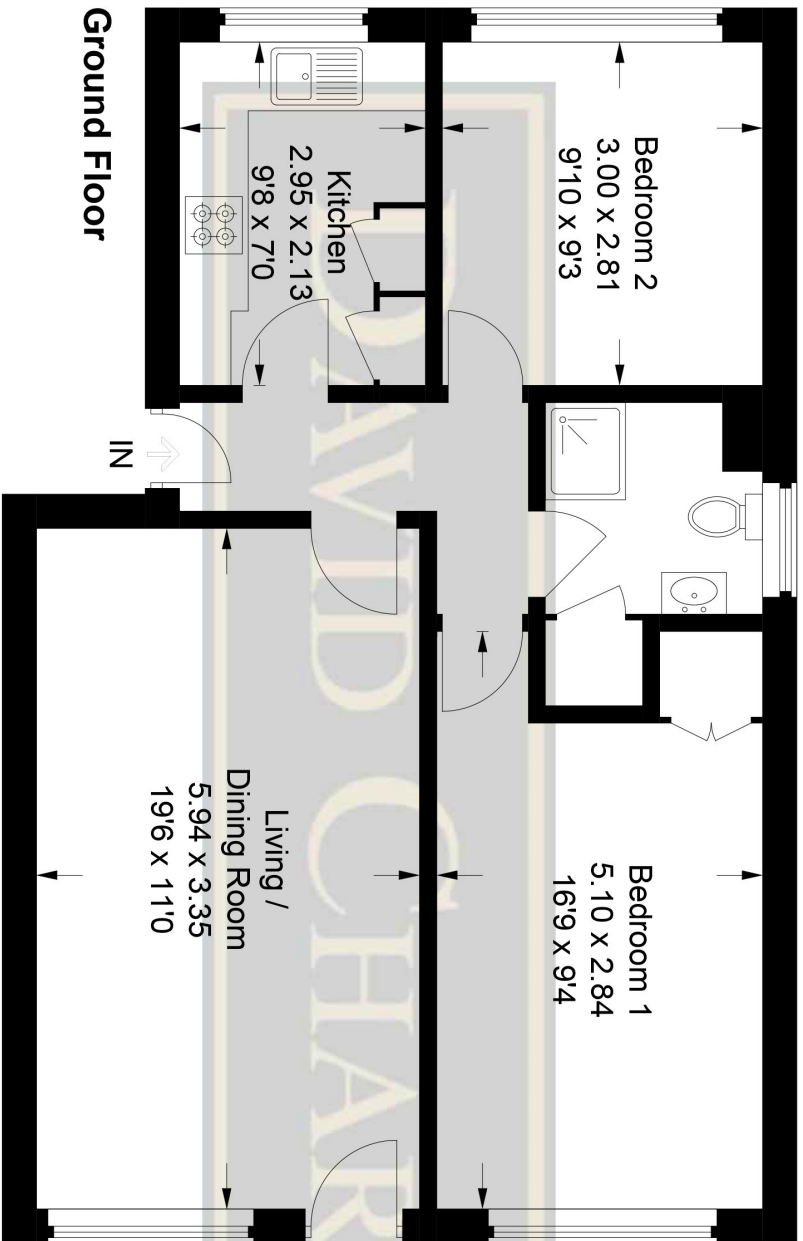
Hamilton Court

Approximate Gross Internal Area

Ground Floor = 59.7 sq m / 643 sq ft

Garage = 13.3 sq m / 143 sq ft

Total = 73.0 sq m / 786 sq ft



(Not Shown In Actual
Location / Orientation)

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.

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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