



Andrew Pearce
PINNER

ELM PARK COURT, ELM PARK ROAD, PINNER, HA5 3LL **£460,000**



Welcome to this beautiful three-bedroom apartment in a Grade II listed building, located in the heart of Pinner Village that has been renovated and is ready to move into.

Located on the first floor the accommodation briefly comprises; secure communal entrance, stair to the first floor, spacious hallway, large reception room with a balcony that offers a lovely view of the private and well-maintained communal gardens where you can enjoy the tranquillity of this sought-after area. A well-appointed kitchen has units at the base and eye level and plumbing for a washing machine and dishwasher.

The principal bedroom is a generous size (15,5" – 10,5") and has plenty of fitted wardrobes for storage. There are two further bedrooms a bathroom, and WC.

The location of this apartment is ideal for anyone who wants to enjoy the best of both worlds: a village atmosphere with easy access to the city. You can walk to Pinner High Street in minutes, where you will find a variety of shops, cafes, restaurants, and supermarkets. You can also hop on a bus or the Metropolitan Line station, which will take you to Central London and beyond in no time.

The area is also rich in recreational facilities, such as playgrounds, parks, and outstanding schools, including West Lodge and Pinner Wood Schools.

Share of freehold Lease: 999 years from 25 December 1962

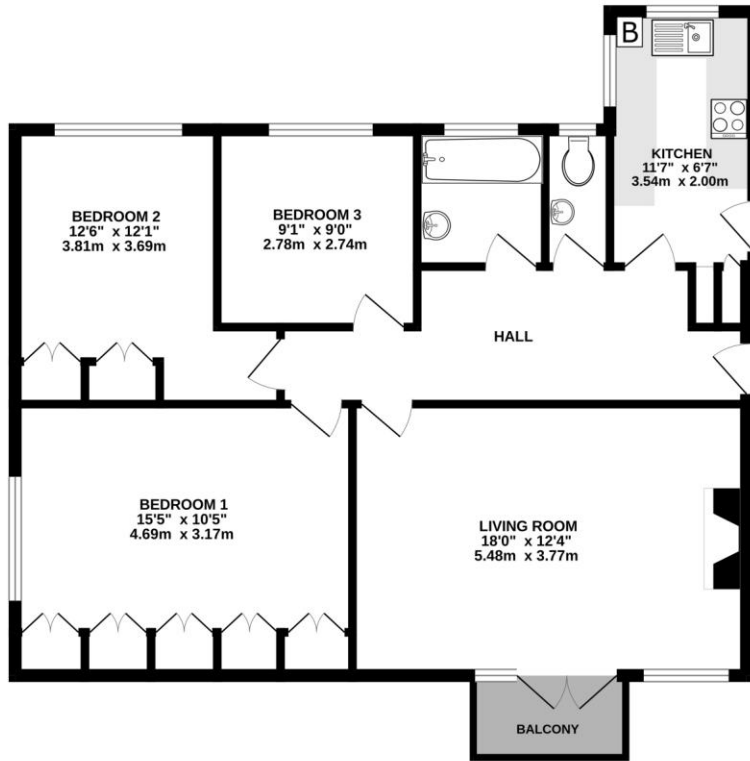
Service charges approx. £3,600pa

Ground Rent £1pa

Last year's Dividend payout as a benefit of having a share in the freehold £1240.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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