



  
**Andrew Pearce**  
PINNER

ELM PARK COURT , ELM PARK ROAD, HA5 3LL

£440,000





## Flat

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.





