



Andrew Pearce
PINNER

PINNER COURT, PINNER, HA5 5RL OIEO £325,000



Discover this charming ground floor apartment, (732 square feet), nestled within a stunning Grade II listed Art Deco building. The apartment boasts delightful views of the central water feature and well-kept communal gardens.

Perfectly positioned for convenience, it's a stone's throw away from the bustling town centres of Pinner & North Harrow, offering an array of shops, eateries, and access to the Metropolitan line for easy commuting. Families will appreciate the proximity to Pinner Park Primary and Nower Hill Secondary Schools, both acclaimed with 'Outstanding' Ofsted ratings and located just half a mile away.

This home features a secure communal entrance with a video entry phone system, leading to a private hallway. The spacious 16'1ft lounge/dining area. It includes two generously sized double bedrooms, a kitchen and a bathroom.

The exterior offers beautifully landscaped communal gardens, complete with a distinctive kitchen garden, and secure gated parking for residents. This property comes with the added advantage of a share of the freehold and an extensive lease of 140 years lease remaining.

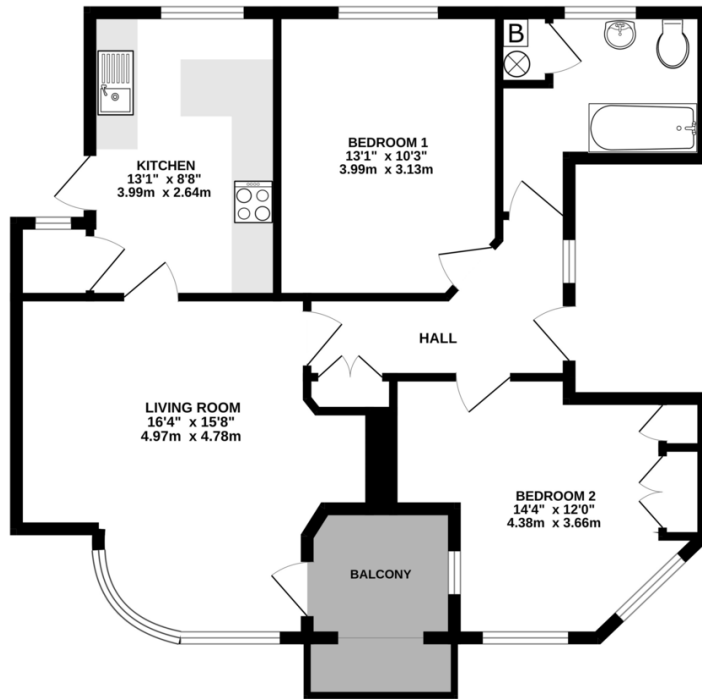
Additional Charges:

Service Charge: £3,324.32 pa

Sinking Fund: £2010 pa



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, nooks and 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 to guarantee as to their quality or efficiency can be given.
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