

# Elm Park Road

Pinner • Middlesex • HA5 3LL

Guide Price: £440,000



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est 1986



# Elm Park Road

Pinner • Middlesex • HA5 3LL

TWO/THREE BEDROOM APARTMENT. Positioned on the ground floor of Elm Park Court, a beautifully-preserved Art Deco, residential building in Pinner, is this wonderful two/three-bedroom apartment. Retaining many original features and flooded with light through expansive, dual-aspect windows the interior spaces have been subject to a sensible refurbishment by the current owner. Entry is gained via a maintained communal hallway and the property itself offers an additional security measure with the telephone-entry system currently in place. Once inside the property, a large hallway offers direct access to most rooms. The living room is set across the hallway, positioned to make the best of the south-east aspect. The hallway also offers direct access to the fitted kitchen. Cleverly designed, the fitted kitchen benefits from an excellent range of storage, worktop space and a selection of high quality integrated appliances. The property is completed by two spacious bedrooms, a separate dining room which is currently being utilized as a third bedroom and a family bathroom. Ready made, and a true example of fine living this exceptional residence is ideal for first time buyers, downsizers and investors alike.

Ground floor apartment

Two/three bedrooms

17ft living room

Fitted kitchen

12ft master bedroom

Spacious second bedroom

Maintained communal grounds

Allocated parking space

Chain free

807 sq.ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Location

Elm Park Court is a delightful, sought-after residential apartment-block located in the heart of Pinner within close proximity to the High Street's variety of shops, restaurants, outstanding schools and amenities. Pinner Station houses the Metropolitan line which offers swift and regular connections to Baker Street and the City. There are a number of highly regarded schools in the area including Pinner Wood School, Harlyn Primary School, Northwood School and Hillside Infant and Junior. For the motorist, the A40 and M25 are both a short drive away, and also provide access to Central London and surrounding areas.

### Description

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### Outside

Maintained communal grounds and residential parking space.





### Schools:

West Lodge Primary School (0.38 miles)  
Pinner Wood School (0.54 miles)  
Harlyn Primary School (0.58 miles)



### Train:

Pinner Station (0.50 miles)  
Northwood Hills Station (0.81 miles)  
Hatch End Station (1.35 miles)



### Car:

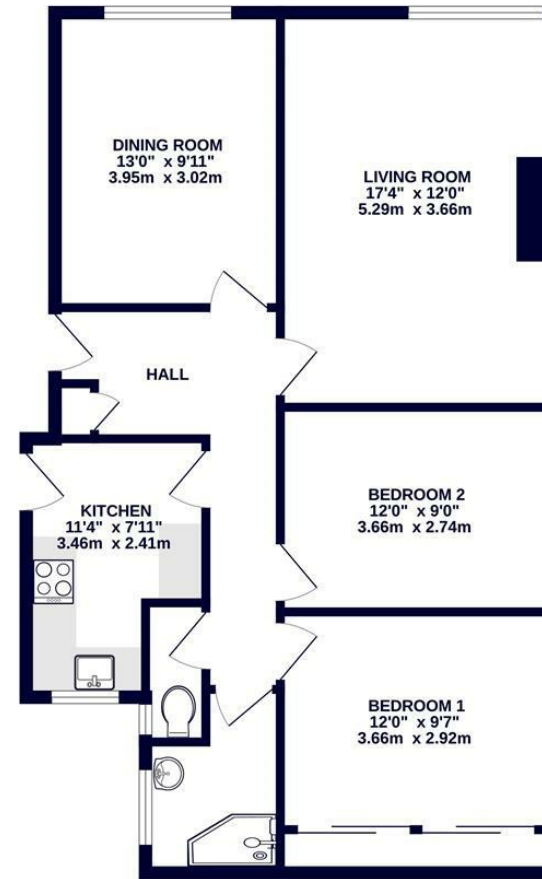
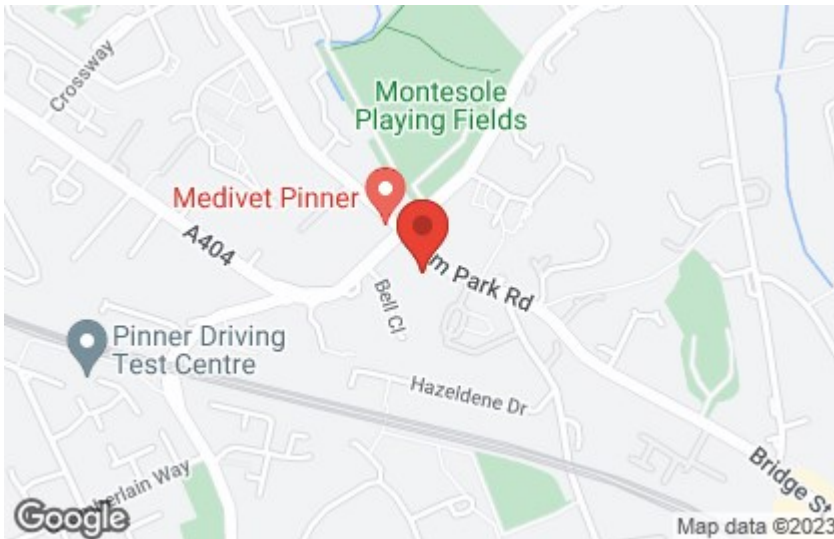
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 807 sq.ft. (74.9 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		
England & Wales		72	79

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.