



A luxury one bedroom top floor apartment  
Gray Court, Pinner, Middlesex HA5 5PD

**ROBSONS**

**Asking Price: £1,325 pcm**

## **A luxury one bedroom top floor apartment**

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• LIFT TO ALL FLOORS • LIVING/DINING ROOM • MODERN FITTED KITCHEN • DOUBLE BEDROOM • MODERN BATHROOM SUITE • SECURE UNDERGROUND PARKING • ATTRACTIVE COMMUNAL GROUNDS • DOUBLE GLAZING • STORAGE CUPBOARD • PART FURNISHED

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### **Description**

A luxury one bedroom top floor apartment located in a secure gated boutique block. Beautifully presented and finished to a high standard throughout the apartment offers light filled single level living. Further benefits include secure underground parking and well maintained communal grounds.



### **Location**

Situated conveniently for Pinner's array of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner station, providing a fast and frequent service into the heart of Central London and beyond.





### Additional Information

- Local Authority: London Borough of Harrow
- Council Tax Band: D
- Energy Efficiency Rating: Band B
- Available Date: 27/07/2022

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>	81	83	(81-91) <b>B</b>	85	87
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

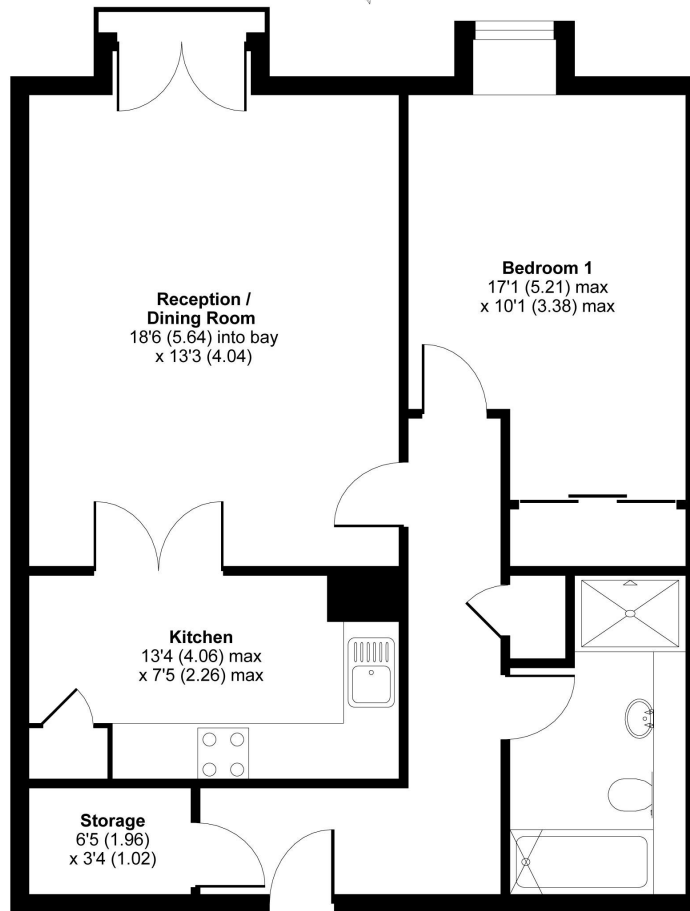
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



# Gray Court, Marsh Road, Pinner, HA5

APPROX. GROSS INTERNAL FLOOR AREA 692 SQ FT 64.2 SQ METRES



## THIRD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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