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40 EASTCOTE ROAD, PINNER, MIDDLESEX, HA5 1DH



PRICE....£780,000....SHARE OF FREEHOLD

This spacious three bedroom ground floor apartment (1213 sq ft/112.7 sq m) has a pleasant south and easterly aspect, filling the accommodation with natural light. Features include a 23' living/dining room leading to a private terrace, a modern fitted kitchen, a 19' master bedroom with a walk-in wardrobe and en-suite shower room, two further double bedrooms and a family bathroom. In the communal area there is a 21' private storage room and secure underground parking for two cars. Outside are beautifully manicured communal gardens. 40 Eastcote Road is noted to be the premier luxury development in Pinner located within a third of a mile of West Lodge School, Pinner Memorial Park and the village centre, offering a large selection of shopping and recreational facilities and the Metropolitan Line train station (Baker Street 25 minutes).

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COUNCIL TAX

London Borough of Harrow - Band F - £3,124.04

LEASE & SERVICE CHARGE

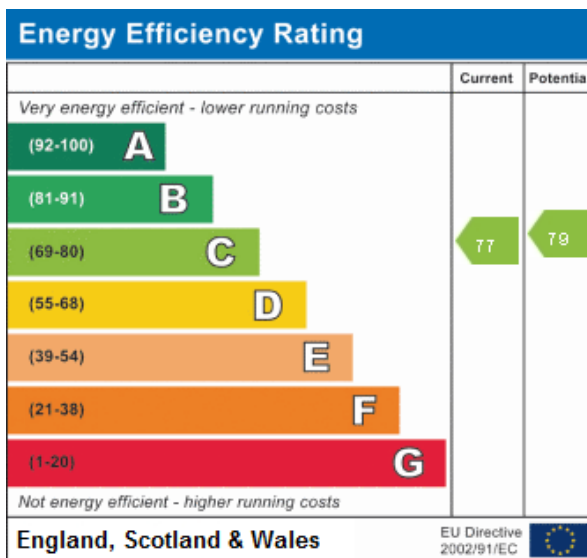
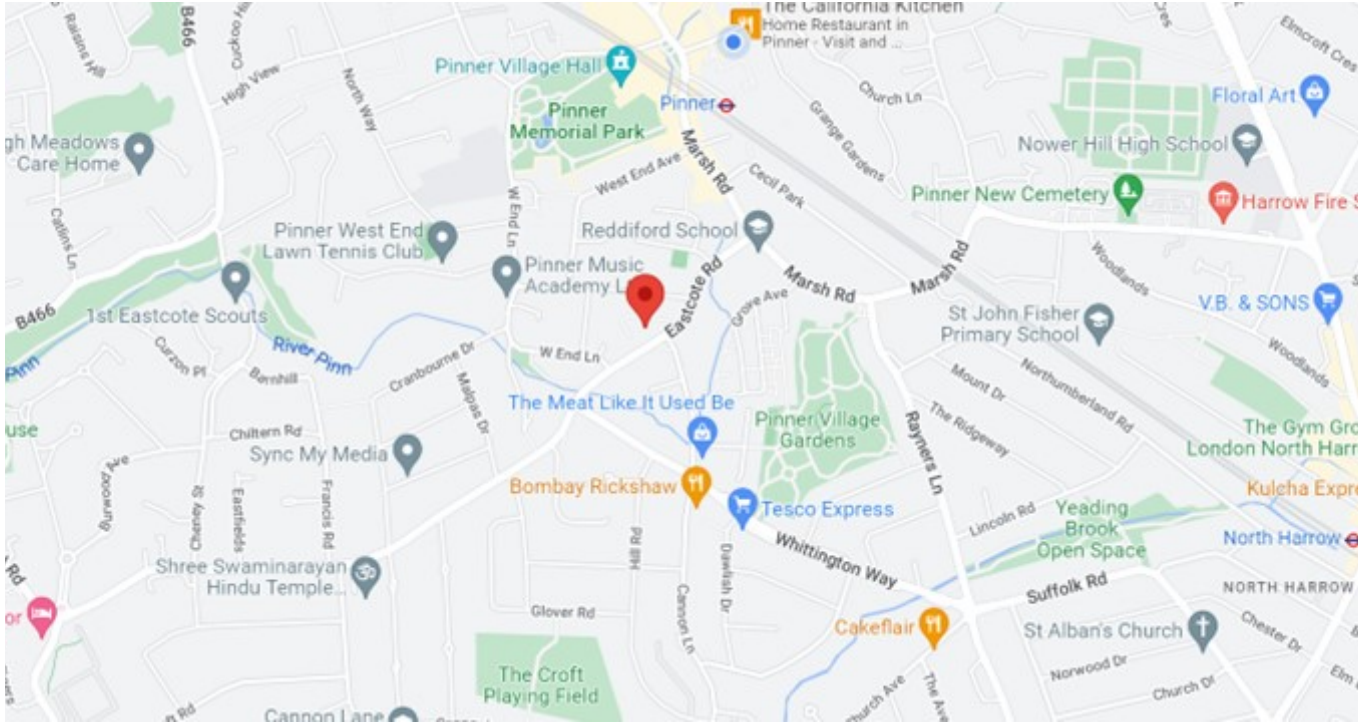
Lease - 103 years remaining
Service Charge - £2,121.27 per half annum (including building insurance)

LOCAL SCHOOLS

West Lodge Primary School - 0.27 miles
St John Fisher Catholic Primary School - 0.57 miles
Pinner High School - 0.71 miles
Nower Hill High School - 0.79 miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.6 miles



40 Eastcote Road

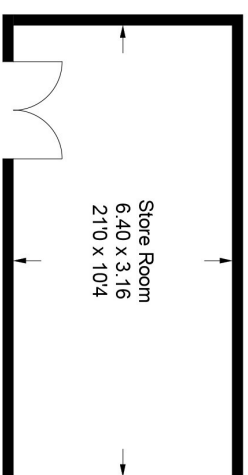
Approximate Gross Internal Area = 112.7 sq m / 1213 sq ft

Store Room = 20.5 sq m / 221 sq ft

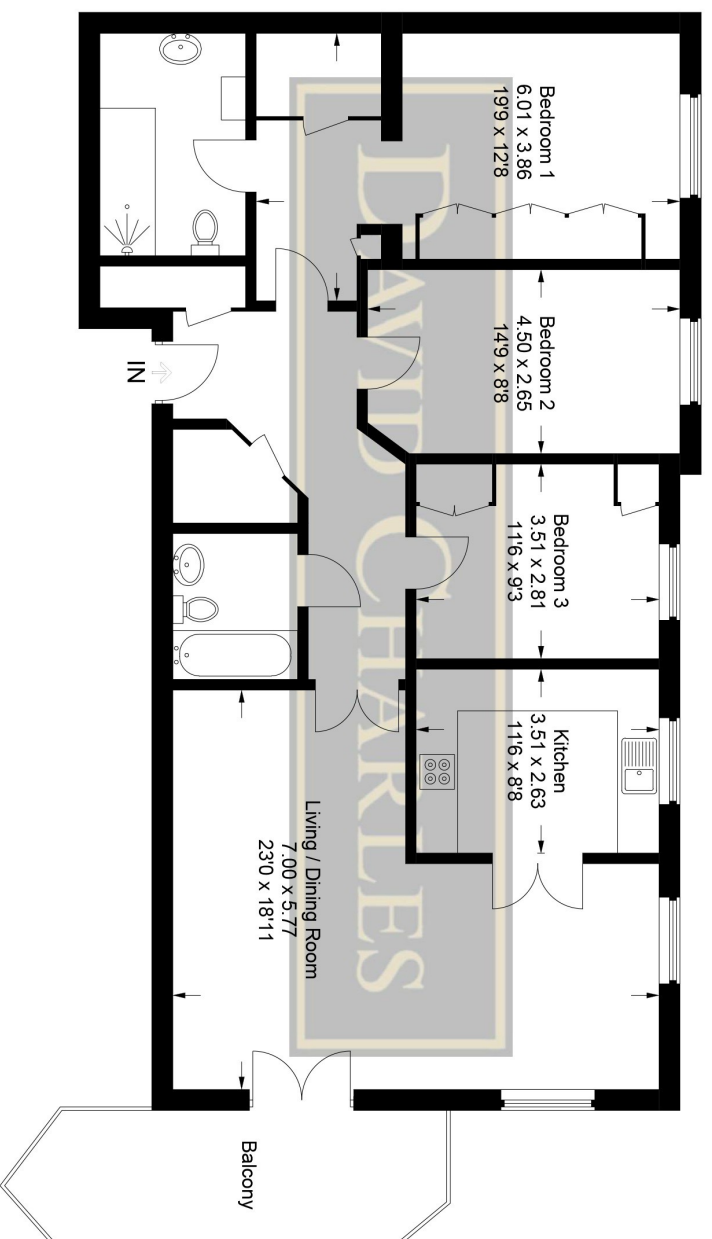
Total = 133.2 sq m / 1434 sq ft



Communal Garden
262'6 x 82'0
(Approx)



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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