

DAVID CHARLES

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HIGH STREET, PINNER VILLAGE, MIDDLESEX, HA5 5PW



PRICE....£650,000....LEASEHOLD

This stunning three bedroom Victorian duplex apartment (1332 sq. ft/123.8 sq. m) is located in the heart of Pinner Village and offers the perfect blend of character with contemporary features. It is within moments of a wide selection of shops, supermarkets, restaurants and cafes, with the Metropolitan line train station offering access to Baker Street within 25 minutes. A private front door and internal stairway lead to the first floor landing and an impressive 23' x 14' living room with a beamed ceiling, picture rail, inglenook fireplace and original lead windows overlooking the street below. There is a 16' kitchen/breakfast room with solid oak fronted units, an AGA style oven and stable doors leading to a private patio and a paved garden. The second floor principle bedroom has the benefit of an en-suite shower room, a cast iron fireplace and offers attractive views over Pinner Village. There is a second double bedroom with a cast iron fireplace, a 10' bedroom three/study and a main bathroom. Offered with a long lease and low outgoings, this truly unique property should be viewed to be fully appreciated.

020 8866 0222













COUNCIL TAX

London Borough of Harrow - Band D - £2,286.32

LEASE & GROUND RENT

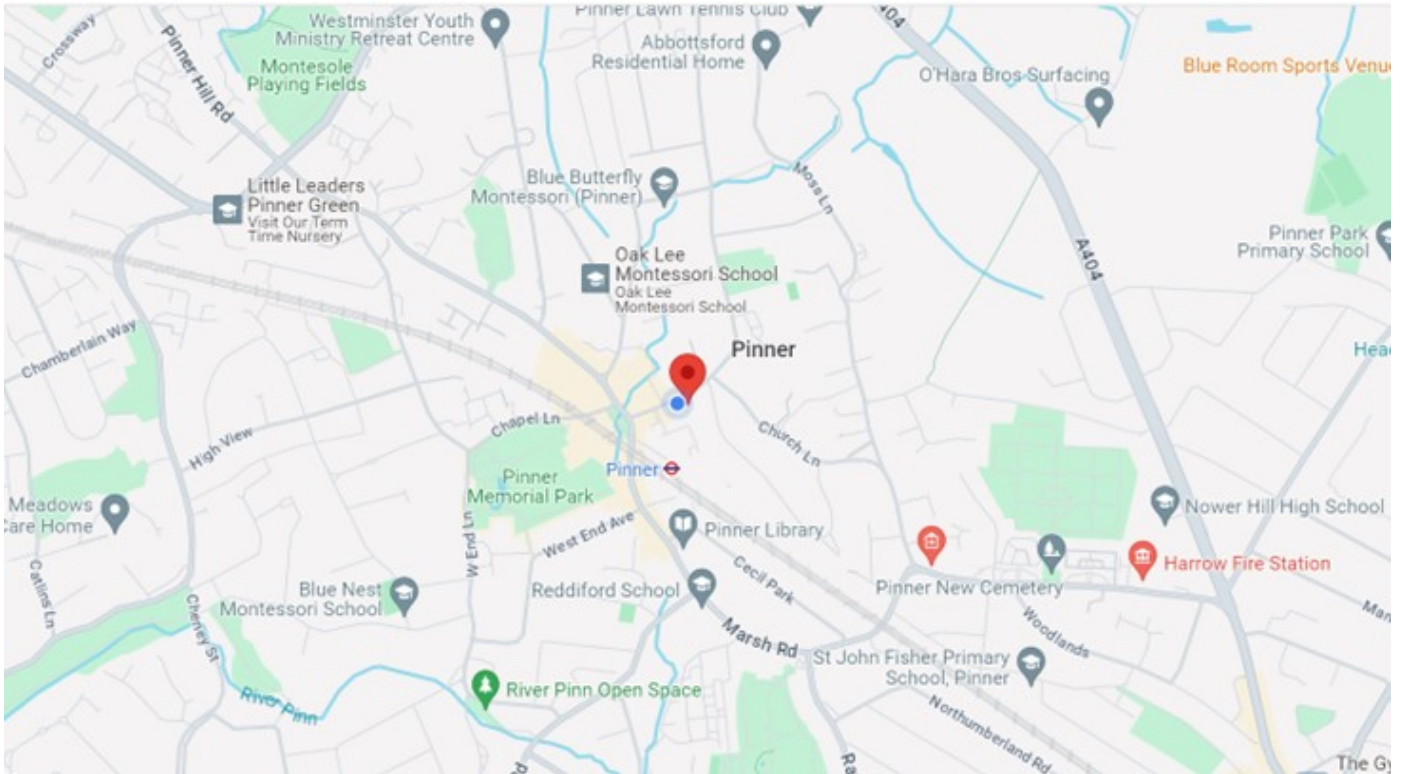
Lease - 117 years
Ground Rent - £350 per annum

LOCAL SCHOOLS

Reddiford School - 0.25 miles
West Lodge Primary School - 0.37 miles
St John Fisher Primary School - 0.58 miles

LOCAL TRANSPORT

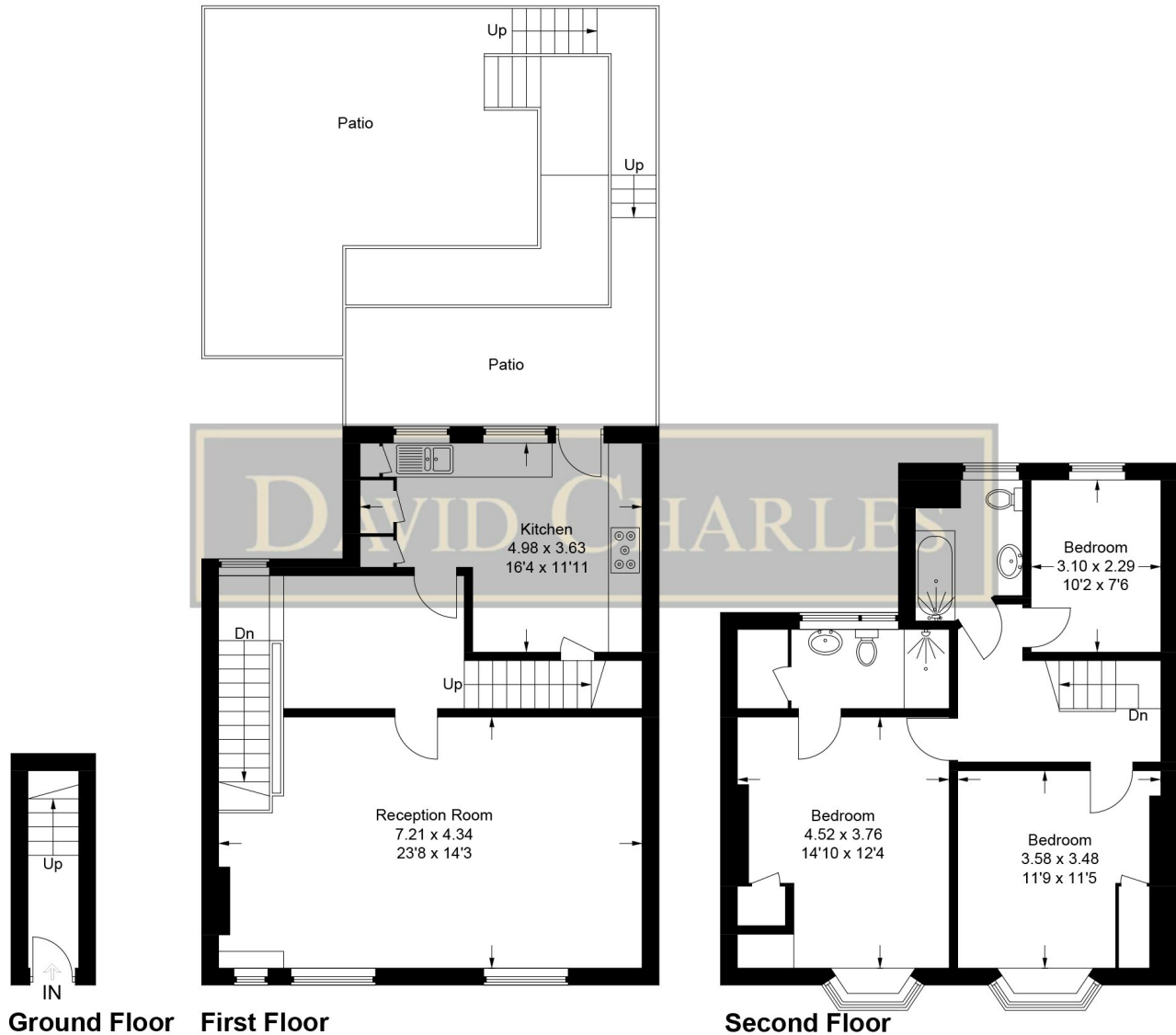
Pinner Metropolitan Line Station - 0.1 miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

High Street

Approximate Gross Internal Area
Ground Floor = 3.3 sq m / 35 sq ft
First Floor = 64.0 sq m / 689 sq ft
Second Floor = 56.5 sq m / 608 sq ft
Total = 123.8 sq m / 1,332 sq ft



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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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.