

# DAVID CHARLES

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## CHAMBERLAIN WAY, PINNER, MIDDLESEX, HA5 2AU



**PRICE....£1,900 PCM**

This well presented two double bedroom first floor maisonette (728 sq.ft/67.6 sq.m) has been modernised to a high standard throughout and is located in this popular residential road within a third of a mile of Harlyn School (Ofsted Outstanding) and within easy reach of Tesco Supermarket and Northwood Hills shopping facilities, restaurants, coffee houses and the Metropolitan Line Train Station. The accommodation comprises of a private entrance and stairway lead to the first floor, a spacious 14'11ft living room with a bright southerly aspect, a fitted luxury kitchen, two double bedrooms and a luxury bathroom. Outside there is a private south facing garden. The property benefits from brand newly fitted double glazing, gas central heating and from being completely re-wired. Part Furnished. Available Immediately (Subject to References).

**020 8866 0222**







### **COUNCIL TAX**

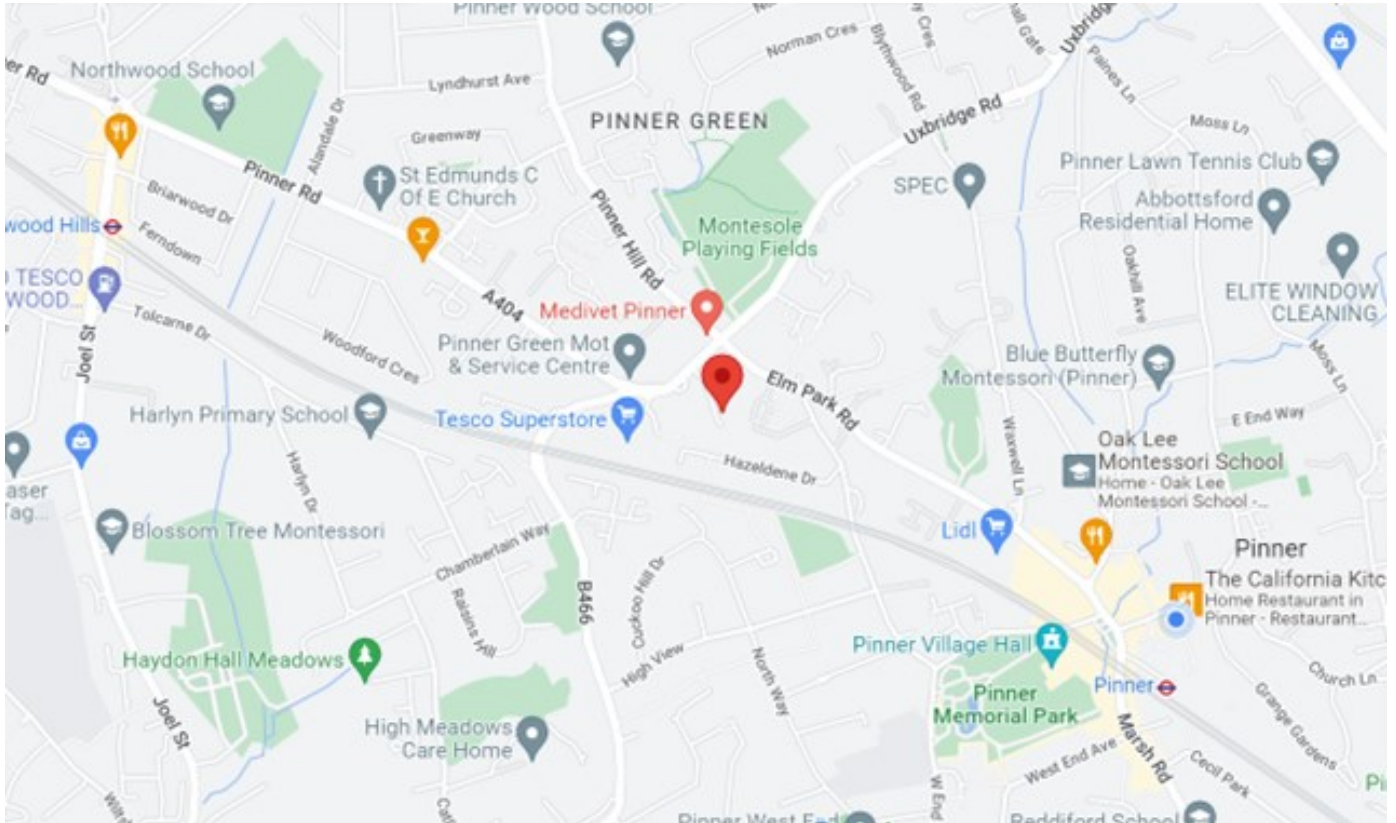
London Borough of Hillingdon - Band D - £1,863.91

### **LOCAL SCHOOLS**

Harlyn Primary School - 0.2 Miles  
West Lodge Primary School - 0.9 Miles  
Pinner Wood School - 0.9 Miles  
Haydon School - 1.0 Miles

### **LOCAL TRANSPORT**

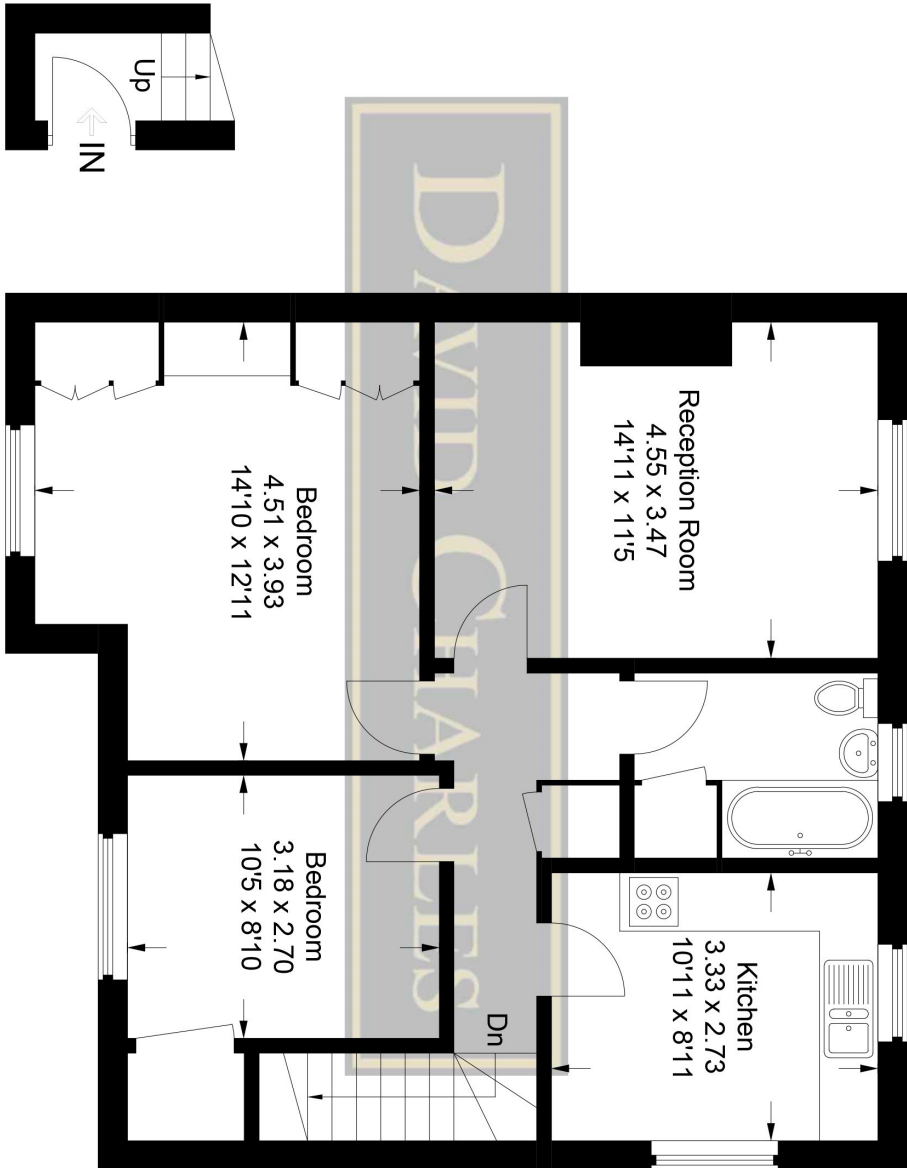
Northwood Hills Station (Metropolitan Line) - 0.7 Miles  
Pinner Station (Metropolitan Line) - 1.1 Miles



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92-100) <b>A</b>                           |                            |           |
| (81-91) <b>B</b>                            |                            | 86        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 62                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |           |

# Chamberlain Way

Approximate Gross Internal Area  
Ground Floor = 1.9 sq m / 20 sq ft  
First Floor = 67.6 sq m / 728 sq ft  
Total = 69.5 sq m / 748 sq ft



Ground Floor

First Floor

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.*