

# DAVID CHARLES

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## HAYDON DRIVE, PINNER, MIDDLESEX, HA5 2PW



**PRICE....£335,000....LEASEHOLD**

A bright and well presented two double bedroom apartment (630 sq.ft/58.5 sq.m) which is located off Joel Street within easy reach of Northwood Hills Town Centre with its array of shops, restaurants, coffee houses, supermarkets and the Metropolitan Line Tube Station. Both Haydon and Northwood Schools are also within walking distance. The accommodation comprises of a communal front door accessed via an intercom system leading to own front door, private entrance hall with a storage cupboard, 16'2ft lounge with laminate wooden floors, 12'7ft bedroom one, 11'7ft bedroom two, newly fitted kitchen and modern fitted bathroom/WC. Outside there is a centre green, communal gardens and ample residents parking. The apartment benefits from an unexpired lease of 105 years and low outgoings.

**020 8866 0222**







## COUNCIL TAX

London Borough of Hillingdon - Band C - £1,656.80

## LEASE & SERVICE CHARGE

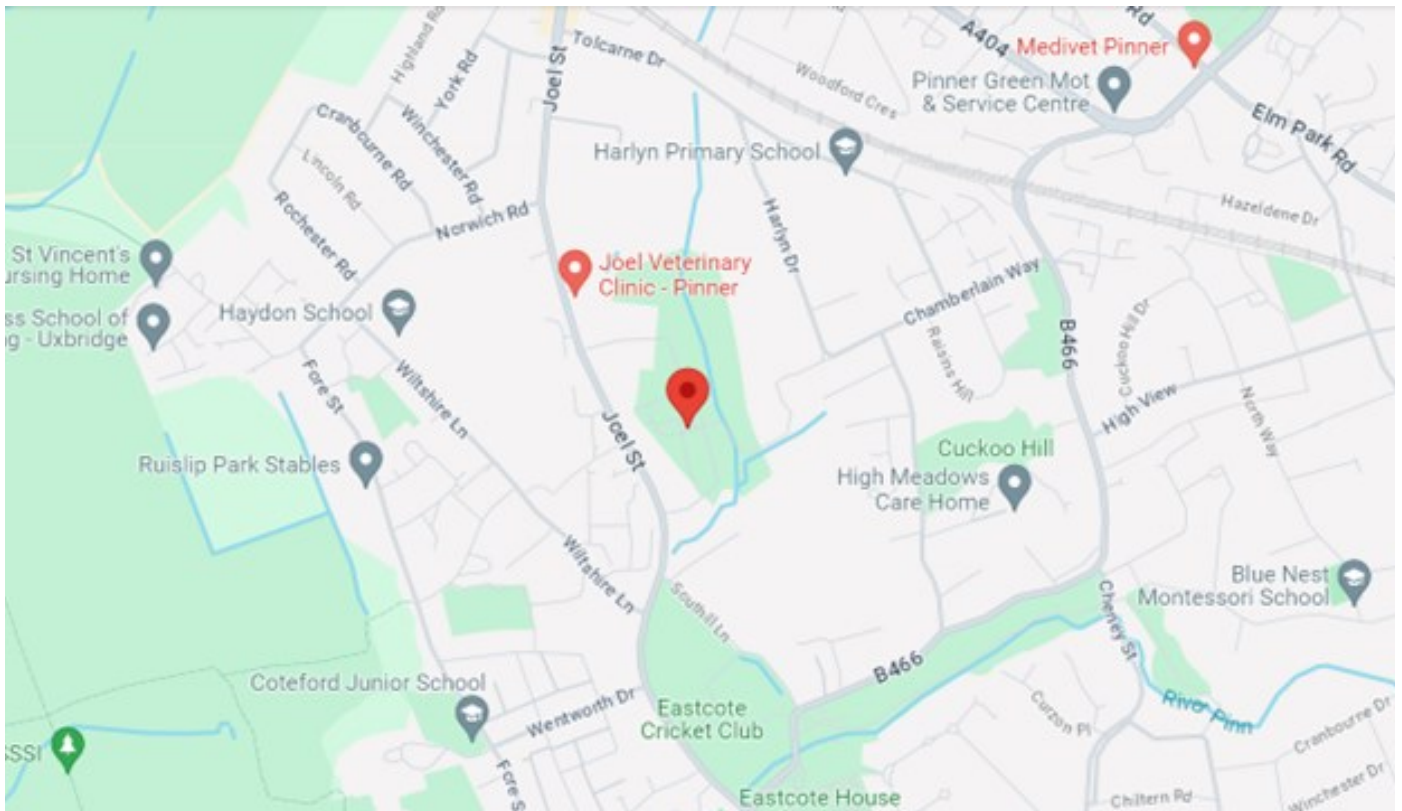
Lease - 105 years  
Service Charge - £900.00 per annum  
Ground Rent - £10.00 per annum

## LOCAL SCHOOLS

Harlyn Primary School - 0.32 Miles  
Grangewood School - 0.44 Miles  
Haydon School - 0.31 Miles  
Northwood School - 0.6 Miles

## LOCAL TRANSPORT

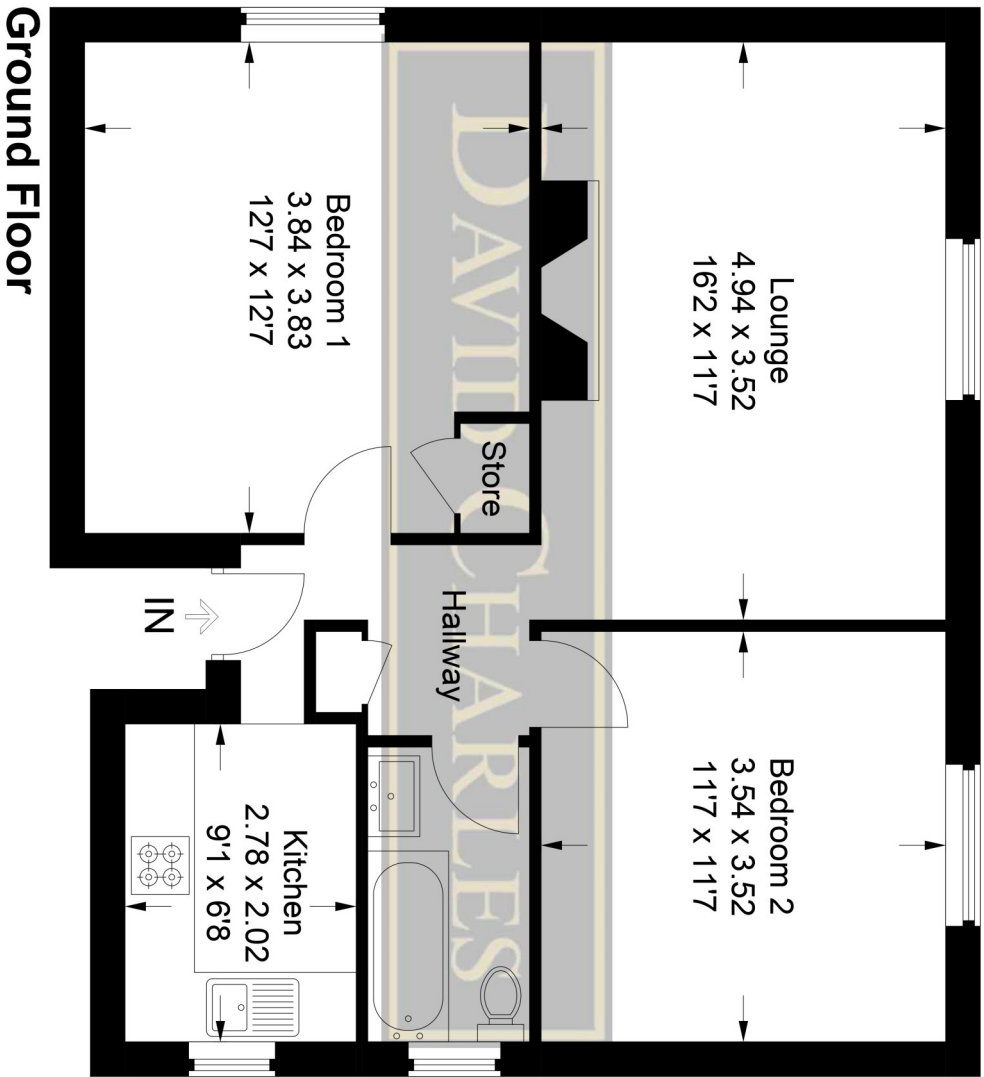
Northwood Hills Station (Metropolitan Line) - 0.52 Miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Haydon Drive

Approximate Gross Internal Area = 58.5 sq m / 630 sq ft



### Ground 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.*