

# DAVID CHARLES

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## WEST END AVENUE, PINNER, MIDDLESEX, HA5 1BN



**OFFERS IN EXCESS OF....£375,000....LEASEHOLD**

A bright and well presented two double bedroom duplex apartment (873 sq.ft/81.2 sq.m) is located in this much sought after location within walking distance to Pinner Memorial Park, West Lodge Primary School and Pinner Town Centre with its array of shops, restaurants, coffee houses, supermarkets and the Metropolitan Line Tube Station. The accommodation comprises of a communal front door leading to a communal entrance hall and stairs to the first floor, own front door leading to private entrance hall 15'5ft living room with wooden floor, modern fitted kitchen and stairs to the second floor. On the second floor there is a split level landing, 17'3ft bedroom one with fitted wardrobes, 14'11ft bedroom two and a modern fitted bathroom/WC. The property benefits from being sold with no upper chain and a long lease of 108 years unexpired.

**020 8866 0222**









### **COUNCIL TAX**

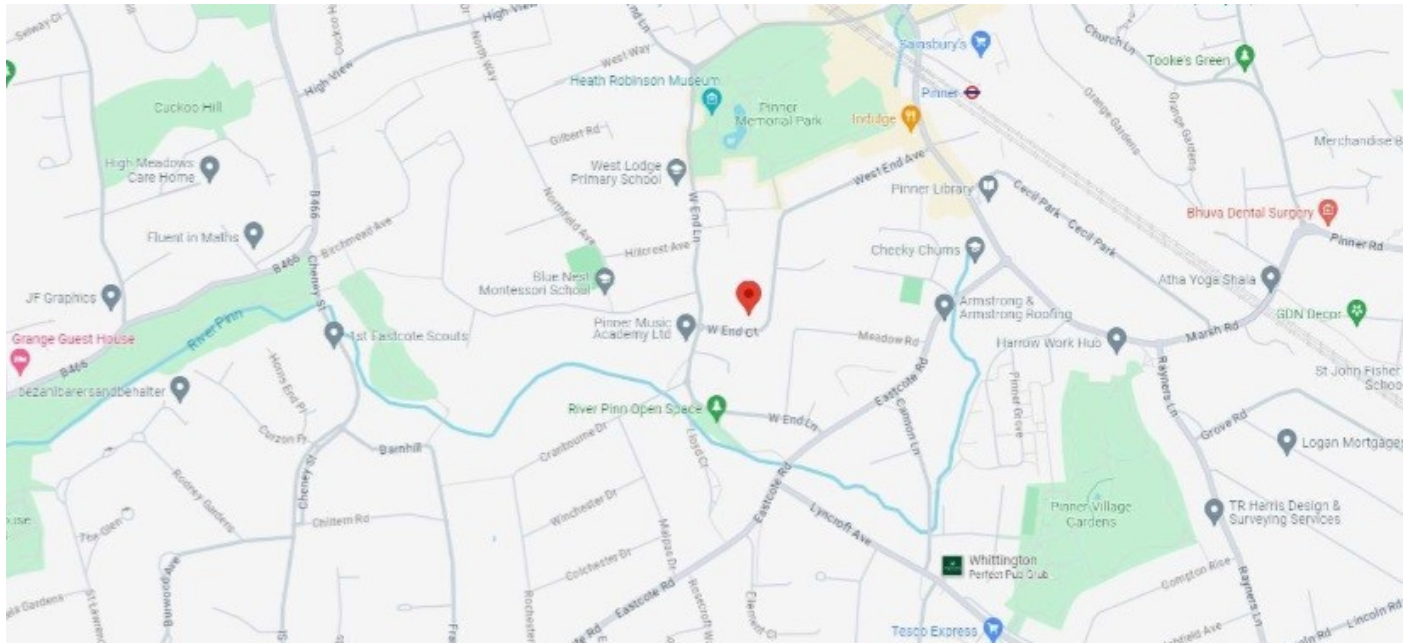
London Borough of Harrow - Band D - £2,286.32

### **LOCAL SCHOOLS**

West Lodge Primary School - 0.17 Miles  
Reddiford School - 0.34 Miles  
Cannon lane Primary School - 0.59 Miles  
Pinner High School - 0.72 Miles  
Nower Hill High School - 0.90 Miles

### **LOCAL TRANSPORT**

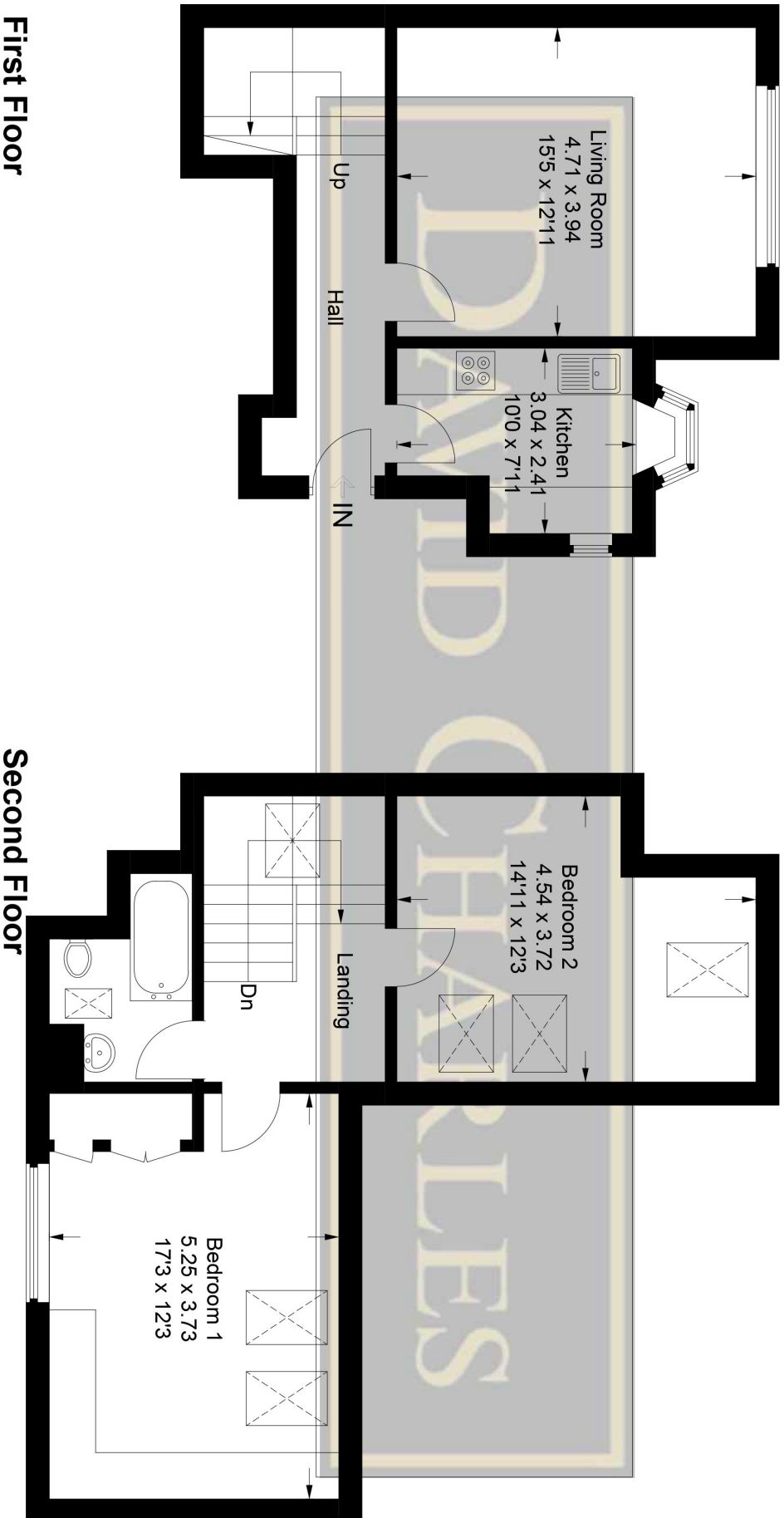
Pinner Station (Metropolitan Line) - 0.4 Miles



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	75 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## West End Avenue

Approximate Gross Internal Area  
First Floor = 33.7 sq m / 363 sq ft  
Second Floor = 47.5 sq m / 511 sq ft  
Total = 81.2 sq m / 874 sq ft



**First Floor**

**Second 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.*