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MOUNT PARK ROAD, PINNER, MIDDLESEX, HA5 2JY



PRICE....£342,000....LEASEHOLD

This bright and well presented one double bedroom garden maisonette is ideally located within the catchment area of Coteford Primary School and within half a mile of Eastcote town centre. A private entrance leads to a porch and hallway with wood flooring and a storage cupboard. The reception room has laminate wooden floor and a feature fireplace, with double door opening to an 11' conservatory. There is a contemporary kitchen, a 15'8ft double bedroom with a bay window and a modern fitted bathroom. Outside is a private rear garden with artificial grass and raised wood seating areas. The property benefits from a recently installed boiler and newly fitted gutters and down pipes.

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COUNCIL TAX

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

LEASE

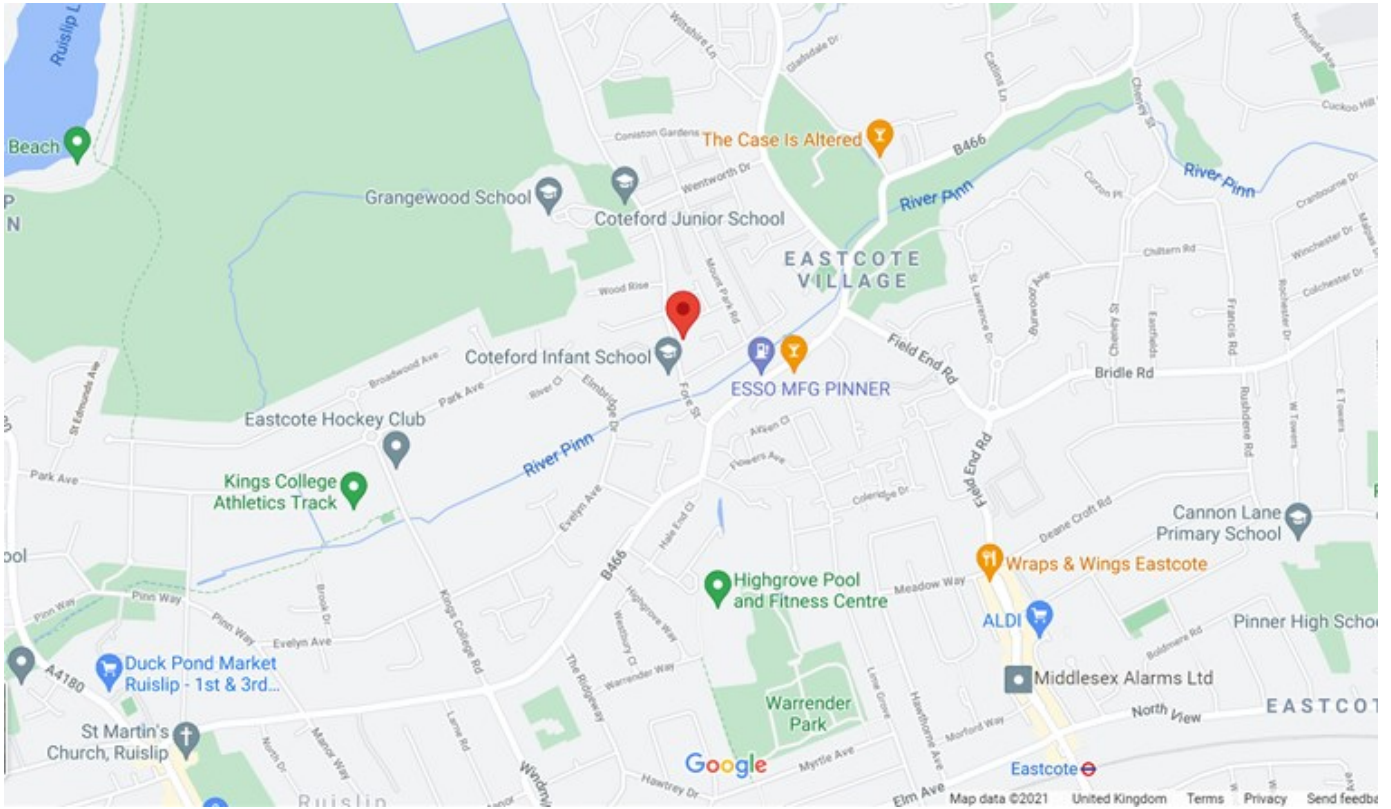
96 Years Remaining

LOCAL SCHOOLS

Coteford Infant/Junior School - 0.1 Miles
Bishop Ramsey C of E School - 0.4 Miles
Haydon School (Ofsted Outstanding) - 0.8 Miles

LOCAL TRANSPORT

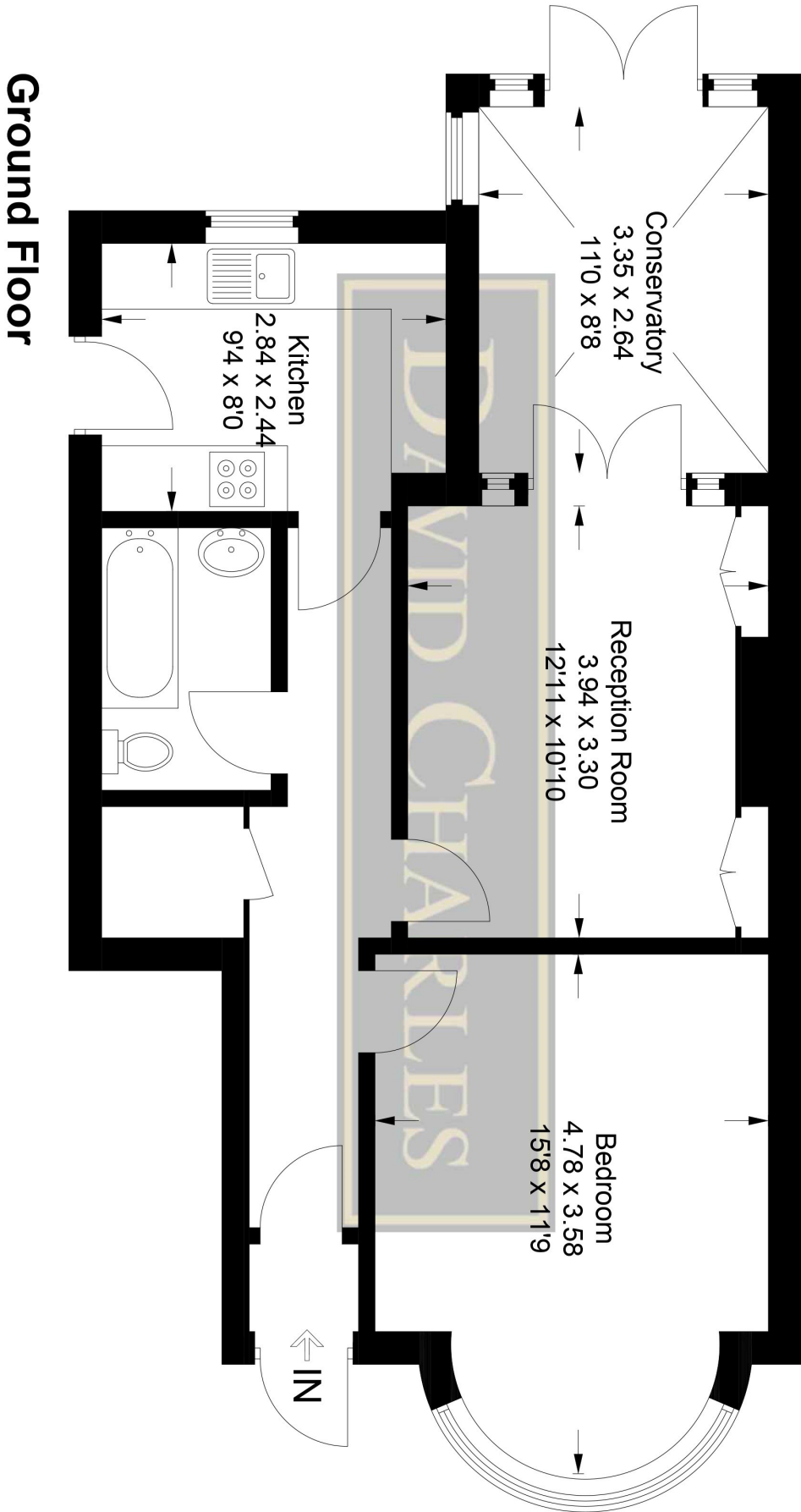
Eastcote Station (Metropolitan/Piccadilly Line) - 0.8 Miles
Ruislip Manor Station (Metropolitan/Piccadilly Line) - 0.8 Miles
West Ruislip Station (Central Line) - 1.9 Miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(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	

Mount Park Road

Approximate Gross Internal Area = 59.2 sq m / 638 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.