

# DAVID CHARLES

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## UXBRIDGE ROAD, PINNER, MIDDLESEX, HA5 3YZ



**PRICE....£600,000....SHARE OF FREEHOLD**

Rarely available to the market, this two double bedroom, two bathroom ground floor flat (1,147 sq ft/106.6 sq m) has direct access to a south facing private patio and attractive communal gardens. The spacious accommodation includes a 25' living room and a kitchen/breakfast room. The principle bedroom has fitted wardrobes and the benefit of an en-suite bathroom and bedroom two also has fitted wardrobes. There is an additional guest shower room/WC. Outside the front offers off street parking for residents and visitors and there is a private garage with power and light. The beautiful communal gardens at the rear have a bright southerly aspect with a main lawn and flower beds, with mature trees and shrubs offering an element of seclusion. Elmcote is a luxurious development set back on a slip road off the Uxbridge Road within a half mile pleasant walk down Waxwell Lane to Pinner town centre. Hatch End Broadway is also within easy reach, with both offering a wide selection of shops, supermarkets, restaurants, cafés and excellent transport facilities. The property requires updating which has been reflected in the competitive asking price. It benefits from a share of the freehold and is offered with vacant possession.

**020 8866 0222**









## COUNCIL TAX

London Borough of Harrow - Band F - £3,302.46

## LEASE & SERVICE CHARGE

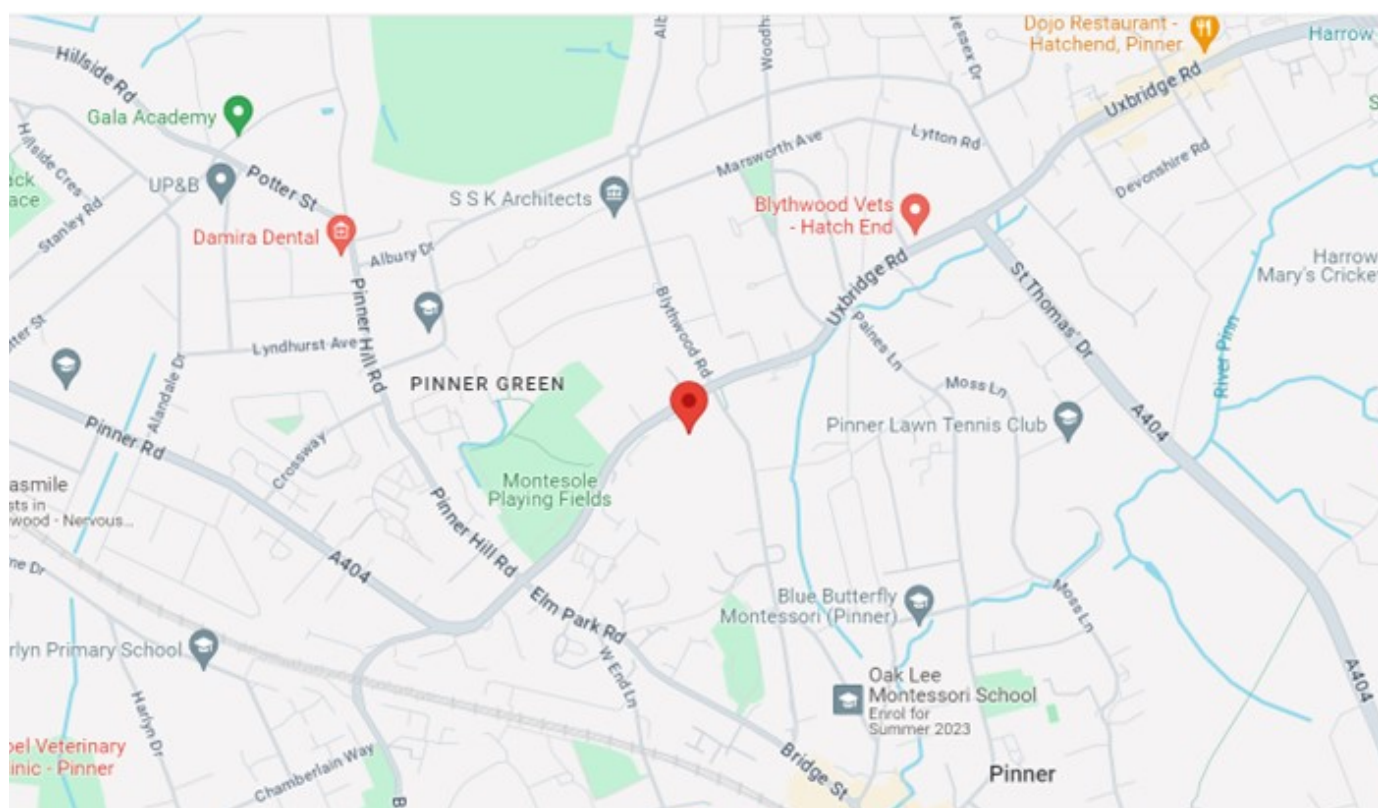
Lease - 957 years unexpired and share of freehold  
Service Charge - £3,276 per annum

## LOCAL SCHOOLS

Pinner Wood School (Ofsted Outstanding) - 0.34 Miles  
Northwood School (Ofsted Outstanding) - 0.8 Miles

## LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.8 Miles



### Energy Efficiency Rating

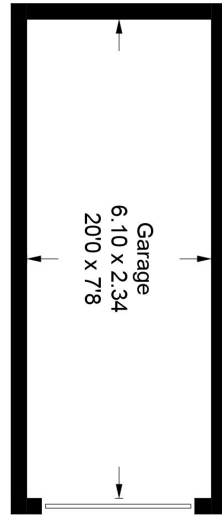
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Elmcote, 637 Uxbridge Road

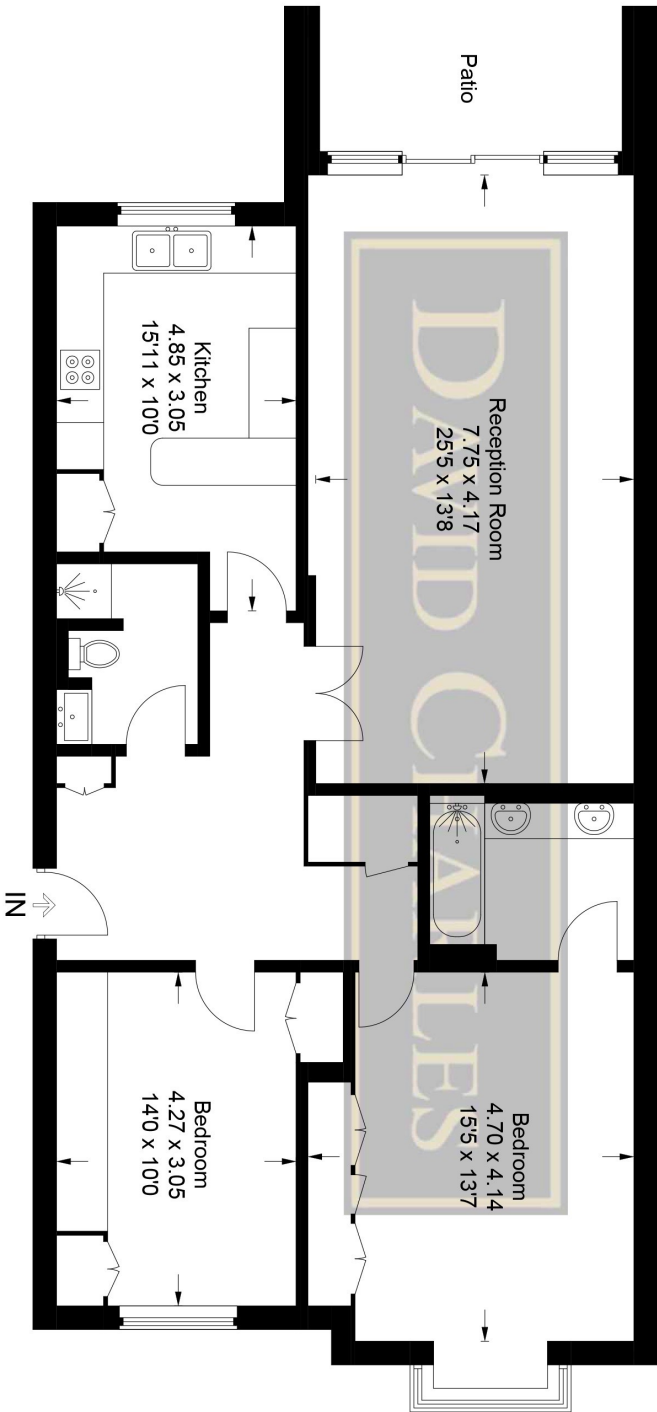
Approximate Gross Internal Area = 106.6 sq m / 1,147 sq ft

Garage = 14.3 sq m / 154 sq ft

Total = 120.9 sq m / 1,301 sq ft



(Not Shown In Actual  
Location / Orientation)



***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.*

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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