

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

40 EASTCOTE ROAD, PINNER, MIDDLESEX, HA5 1DH



PRICE....£739,950....SHARE OF FREEHOLD

Rarely available to market, this two bedroom ground floor apartment (983 sq. ft/91.3 sq. m) has a private patio and direct access to the landscaped communal gardens. Features include a 19' x 16' living room, a 17' principal bedroom with a large en-suite shower room, private underground parking and a store room. The property is offered with a share of the freehold and vacant possession. 40 Eastcote Road is widely known as the most luxurious privately owned development in Pinner with part time concierge, stair and lift access to all floors, private and secure underground parking and beautifully maintained communal gardens at the rear. The property is ideally located within half a mile of the village centre offering a wide range of boutique shops, restaurants, supermarkets and the Metropolitan line train station (25 minutes to Baker Street).

020 8866 0222











COUNCIL TAX

London Borough of Harrow - Band E - £2,794.40

LEASE & SERVICE CHARGE

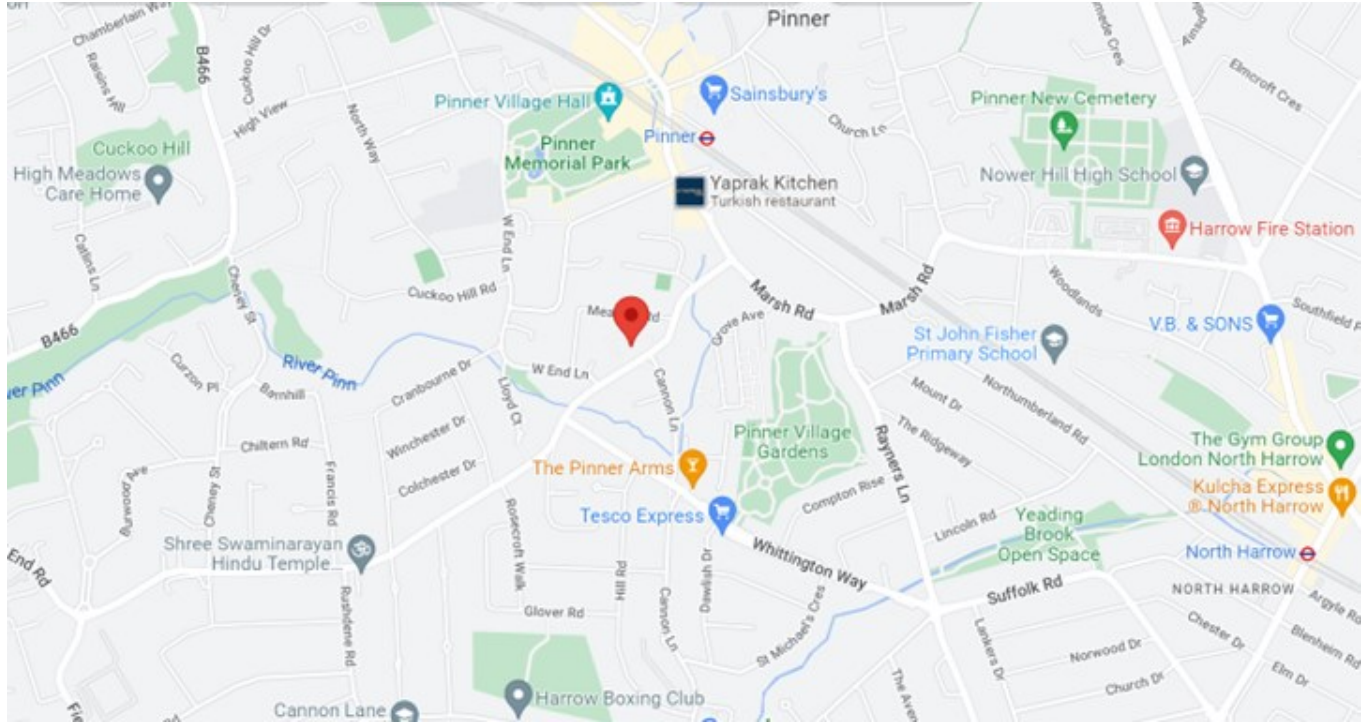
Lease - 101 years unexpired
Service charge - £1,649.76 per half annum (including sinking fund)

LOCAL SCHOOLS

West Lodge Primary School - 0.27 miles
St John Fisher Catholic Primary School - 0.57 miles
Pinner High School - 0.71 miles
Nower Hill High School - 0.79 miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.5 miles

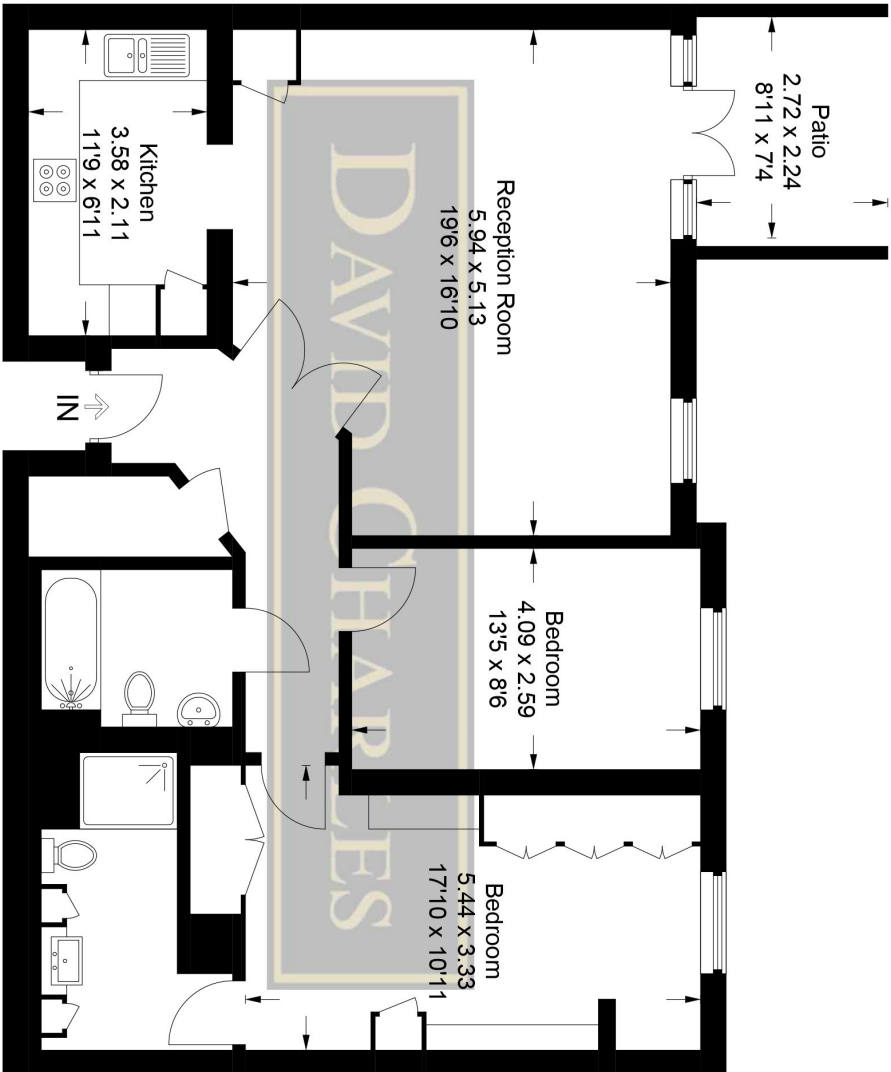


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Eastcote Road

Approximate Gross Internal Area
(Excluding Patio)
91.3 sq m / 983 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.