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40 EASTCOTE ROAD, PINNER, MIDDLESEX, HA5 1DH



PRICE....£1,200,000....SHARE OF FREEHOLD

This substantial three/four bedroom apartment (2225 Sq. ft/206.7 sq. m) has the benefit of a private terrace and is one of only two penthouses in the prestigious 40 Eastcote Road Development. The generous accommodation includes a 30' x 22' living room and an 18' kitchen/dining room with direct access to the terrace. The 25' principal bedroom has a seating and dressing area and an en-suite shower room. Bedroom two also has an en-suite shower room and direct access to the terrace. There is a third double bedroom, a study/bedroom four and a third family bathroom. This property also comes with a store room and private parking for two cars. 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 G - £3,810.54

LEASE & SERVICE CHARGE

Lease - 102 years

Service Charge - £3,646.46 per half annum (in 2024)

LOCAL SCHOOLS

West Lodge Primary School - 0.27 miles

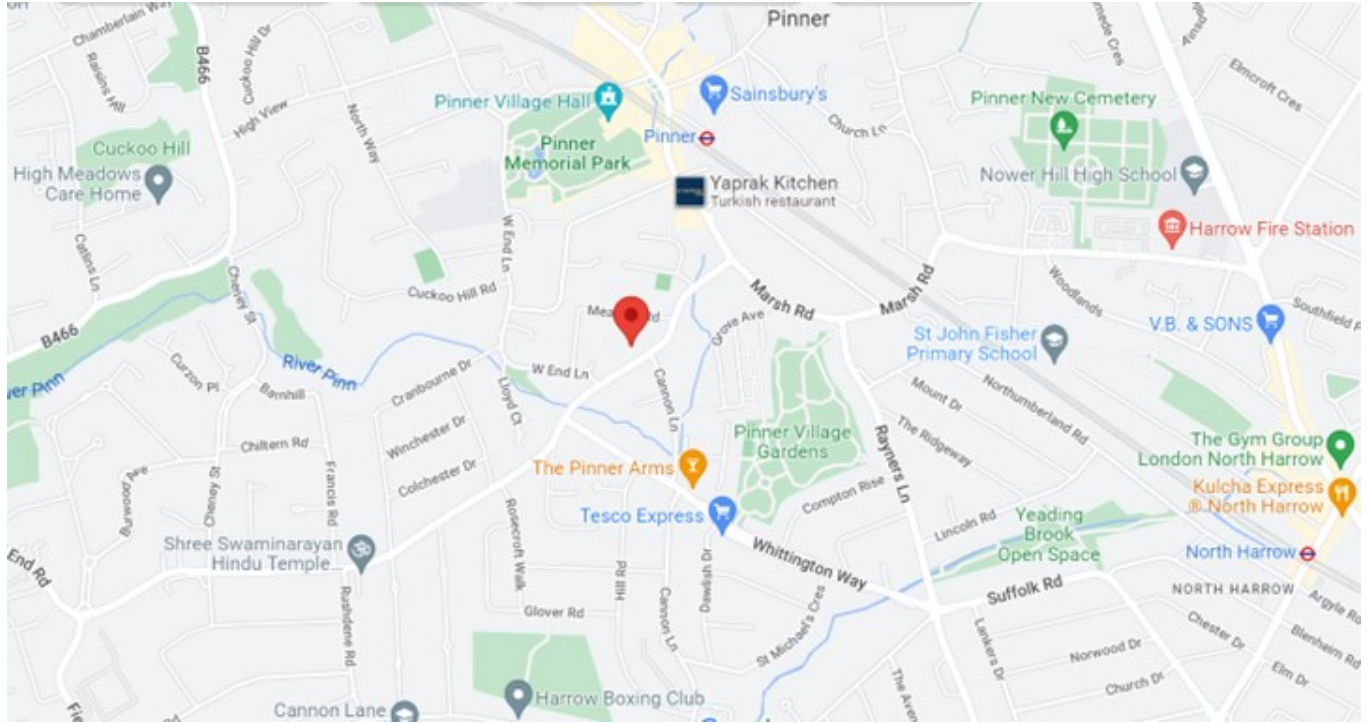
St John Fisher Catholic Primary School - 0.57 miles

Pinner High School - 0.71 miles

Nower Hill High School - 0.79 miles

LOCAL TRANSPORT

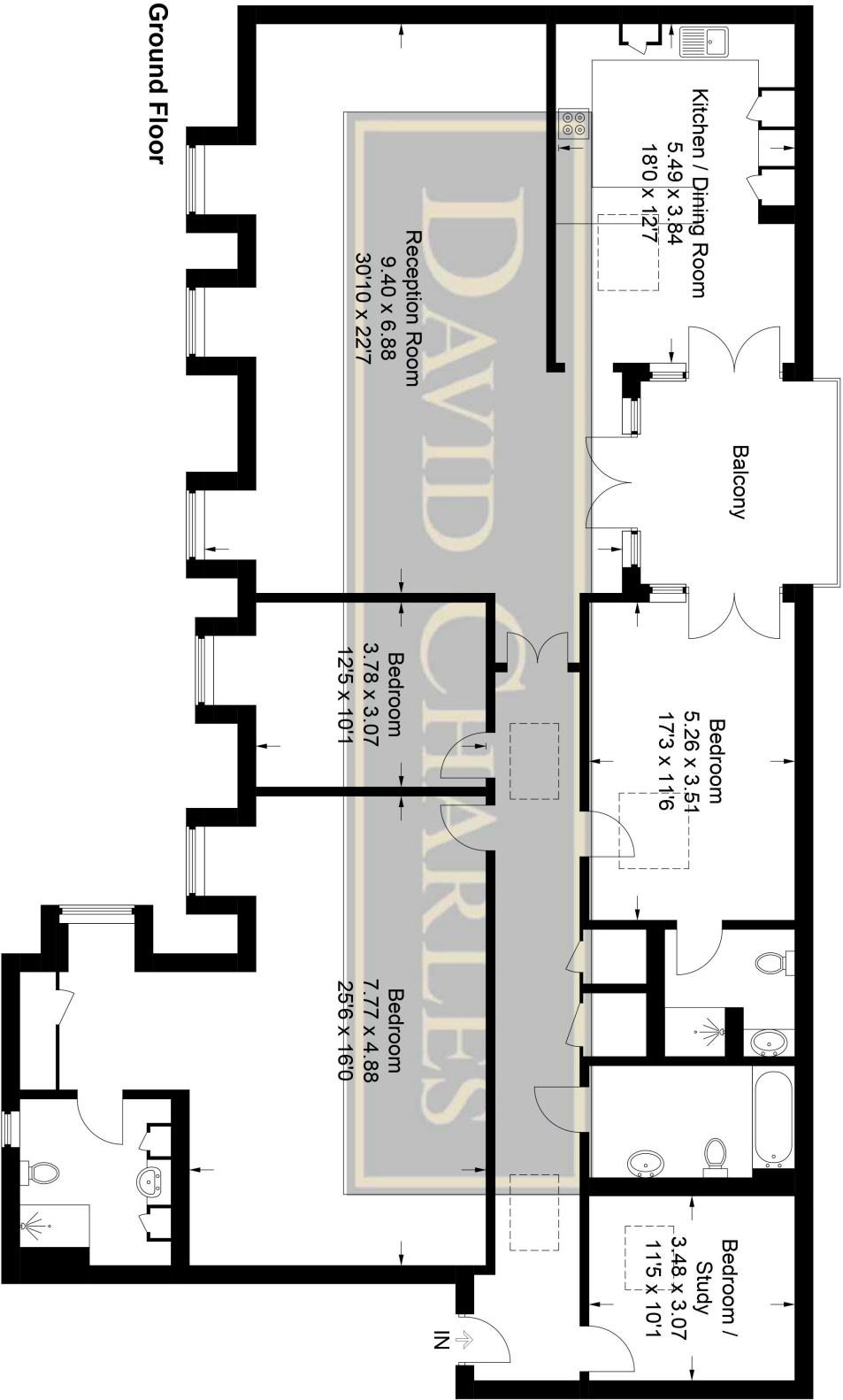
Pinner Station (Metropolitan Line) - 0.5 miles



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

40 Eastcote Road

Approximate Gross Internal Area
206.7 sq m / 2,225 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.