

DAVID CHARLES

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PINNER COURT, PINNER, MIDDLESEX, HA5 5RN



PRICE....£319,950....LEASEHOLD

A bright two bedroom top floor apartment set in this popular Art Deco Grade II Listed Development with attractive views over the landscaped communal gardens and the feature water fountain. The property is ideally located within easy reach of Pinner & North Harrow Town Centres' offering a wide range of shopping facilities, restaurants, coffee houses and the Metropolitan Line Tube Stations. Pinner Park Primary and Nower Hill Secondary Schools (Both Ofsted Outstanding) are also within approximately half a mile. The accommodation comprises of a communal front door accessed via video entry phone system leading to a communal entrance hall and stairs to the second floor landing, own front door leading to a private entrance hall, 16'3ft reception room, 13'3ft modern fitted kitchen, two bedroom and a fitted bathroom. Outside there are landscaped communal gardens surrounding the development, a country style kitchen garden and ample residents parking. The property benefits from a long lease of 100 years unexpired and from being sold chain free. **VENDOR WILL COVER THE FIRST YEARS SERVICE CHARGE & RESERVE FUND PAYMENT UPTO A MAXIMUM OF £4,700 (including VAT) (subject to contract)**

020 8866 0222







COUNCIL TAX

London Borough of Harrow - Band C - £2,129.65

LEASE AND SERVICE CHARGE

Lease - 100 years unexpired

Service Charge - £686.33 per quarter/£2,745.32 per annum (includes building insurance, maintenance of roof work, chimneys, communal gardens and communal areas, and window cleaning)

Reserve Fund - £428.08/£1,712.32 per annum (for any proposed future works to the development)

LOCAL SCHOOLS

St John Fisher Catholic Primary School - 0.21 miles

Pinner Park Primary School - 0.56 miles

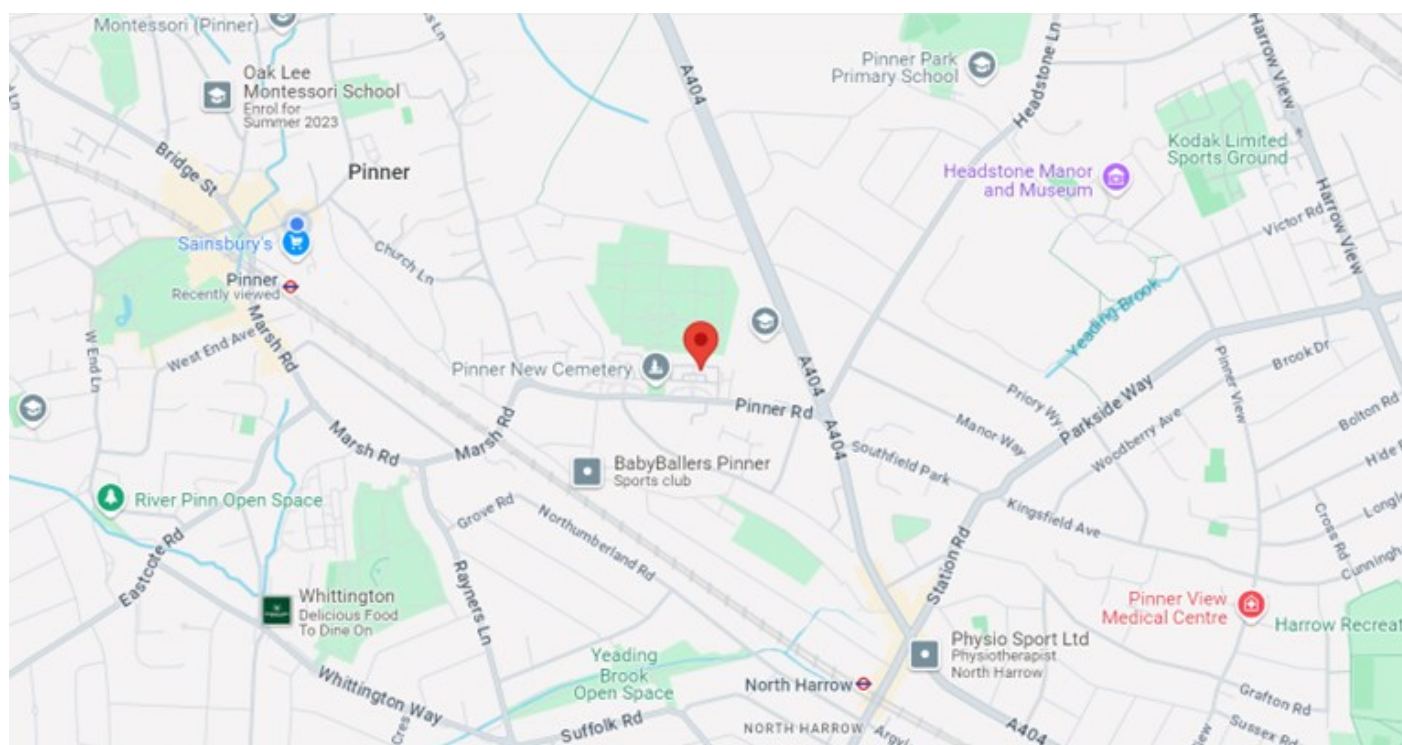
Nower Hill High School - 0.1 miles

Hatch End High School - 1.13 miles

LOCAL TRANSPORT

North Harrow Tube Station (Metropolitan Line) - 0.7 miles

Pinner Tube Station (Metropolitan Line) - 0.9 miles

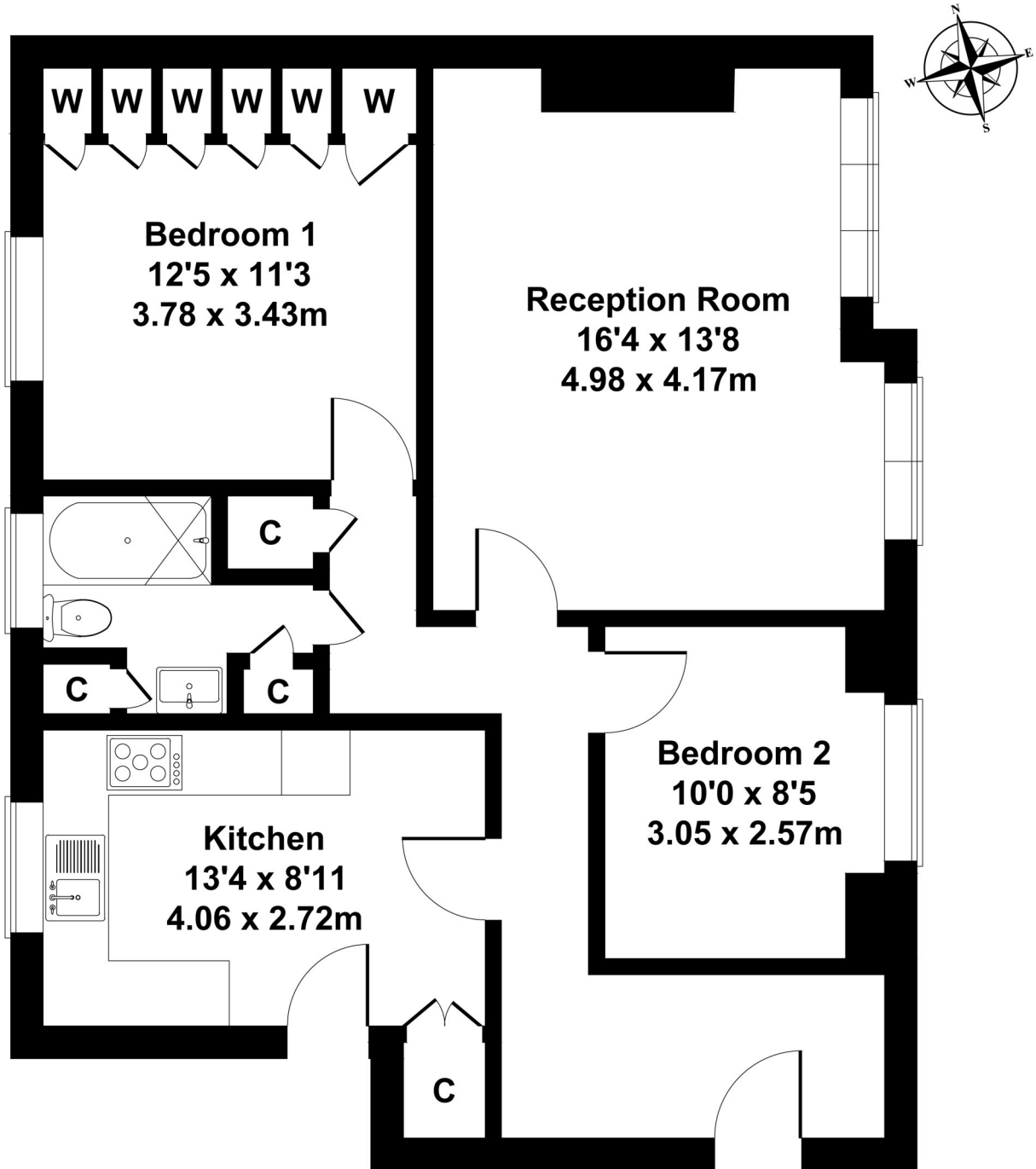


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Pinner Court

Approximate Gross Internal Area
764 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.