

# DAVID CHARLES

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## CAPEL GARDENS, PINNER, MIDDLESEX, HA5 5RE



**PRICE....£339,950....SHARE OF FREEHOLD**

This well presented first floor two bedroom purpose built apartment (64 sq.m/688 sq.ft) is set within this impressive art deco development set back off Pinner Road which is ideally situated within walking distance to Nower Hill High School, St John Fisher Primary School and Pinner Park Primary School (All Ofsted Outstanding), as well as being situated 0.8 miles from Pinner Metropolitan Line Station and 0.7 miles from North Harrow Metropolitan Line Station. The accommodation comprises of two bedrooms, 19ft reception room, 13'1ft fitted kitchen and modern bathroom/WC. The property also benefits from being sold chain free, a share of freehold with long lease of 97 years unexpired and residents parking.

**020 8866 0222**













### **COUNCIL TAX**

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

### **LOCAL SCHOOLS**

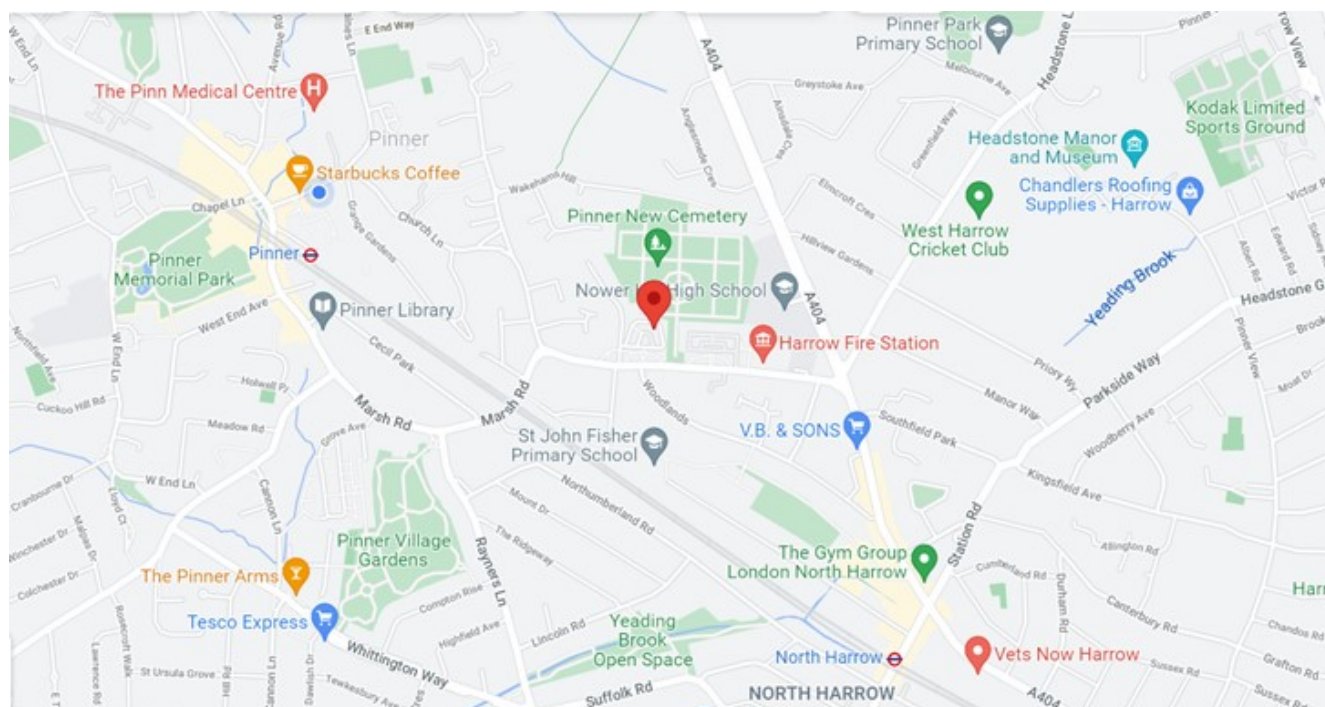
St. John Fisher Catholic Primary School - 0.1 miles  
Pinner Park Primary School - 0.67 miles  
Nower Hill High School - 0.27 miles  
Pinner High School - 1.06 miles

### **LOCAL TRANSPORT**

North Harrow Station (Metropolitan Line) - 0.7 Miles  
Pinner Station (Metropolitan Line) - 0.8 miles

### **LEASE /SERVICE CHARGE**

Lease - 97 Years unexpired  
Service Charge - Approx £550 per quarter/£2,200 per annum (includes building insurance, maintenance of roof work, chimneys, communal gardens and communal areas, window cleaning)  
Ground Rent - £5 per annum

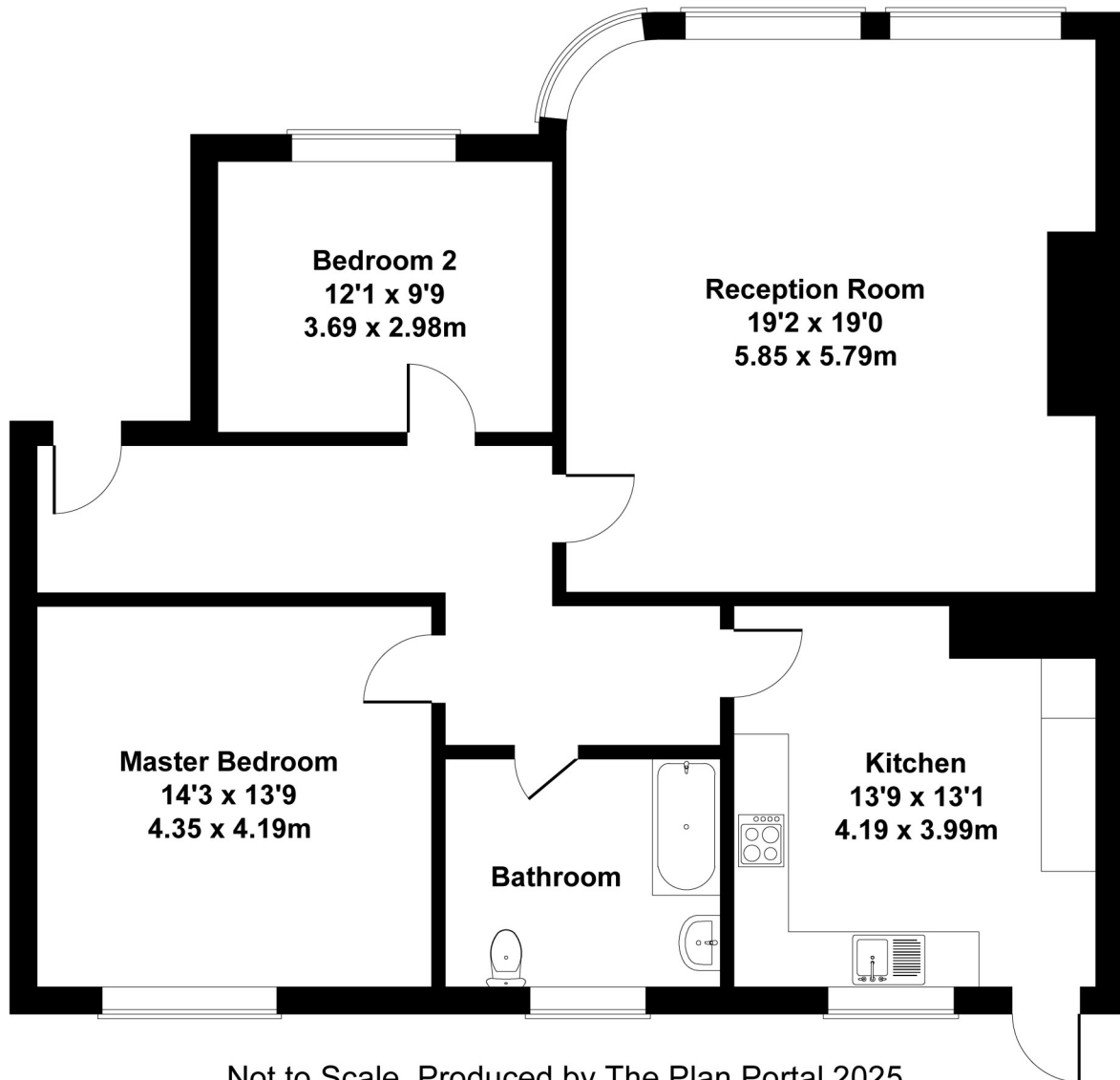


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Capel Gardens

Approximate Gross Internal Area

688 sq ft - 64 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.*