

DAVID CHARLES

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PINNER COURT, PINNER, MIDDLESEX, HA5 5RN



PRICE....£380,000....SHARE OF FREEHOLD

This spacious and well presented two bedroom ground floor purpose built apartment (732 sq.ft/68 sq.m) nestled in this iconic Art Deco Grade II Listed Development with attractive views over the landscaped communal gardens and the centre feature water fountain. It is ideally located within walking distance of both Pinner & North Harrow Town Centres' offering an array of shopping, restaurants, coffee houses, Supermarkets and the Metropolitan Line Tube Stations. Pinner Park Primary, St Johns Fisher Catholic Primary School and Nower Hill Secondary Schools are also within walking distance. The accommodation comprises of a communal front door accessed via video entry phone system leading to a communal entrance hall, own front door leading to a private entrance hall with stripped wooden floor and a built-in storage cupboard, 16'11ft dual aspect reception room, modern fitted 12'8ft kitchen, 13'1ft master bedroom with fitted wardrobes, a further 12'9ft second bedroom and modern 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 share of freehold with an unexpired lease of 949 years, and CCTV throughout the development.

020 8866 0222









COUNCIL TAX

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

LEASE & SERVICE CHARGE

Lease - 949 years

Service Charge - £798.38 per quarter /£3,193.52 per annum (includes building insurance, maintenance of roof work, chimneys, communal gardens and communal areas, window cleaning)

Sinking Fund - £497.97 per quarter/£1,991.88 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

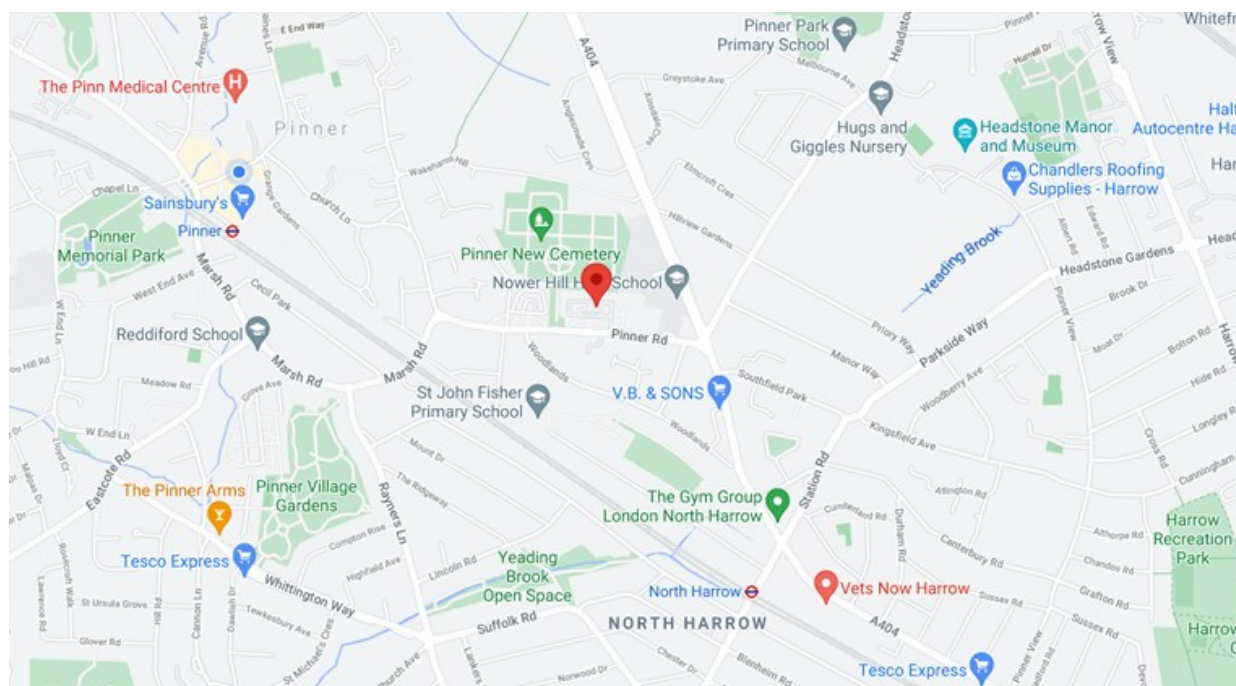
Nower Hill High School - 0.1 Miles

Hatch End High School - 1.13 Miles

LOCAL TRANSPORT

North Harrow Station (Metropolitan Line) - 0.6 Miles

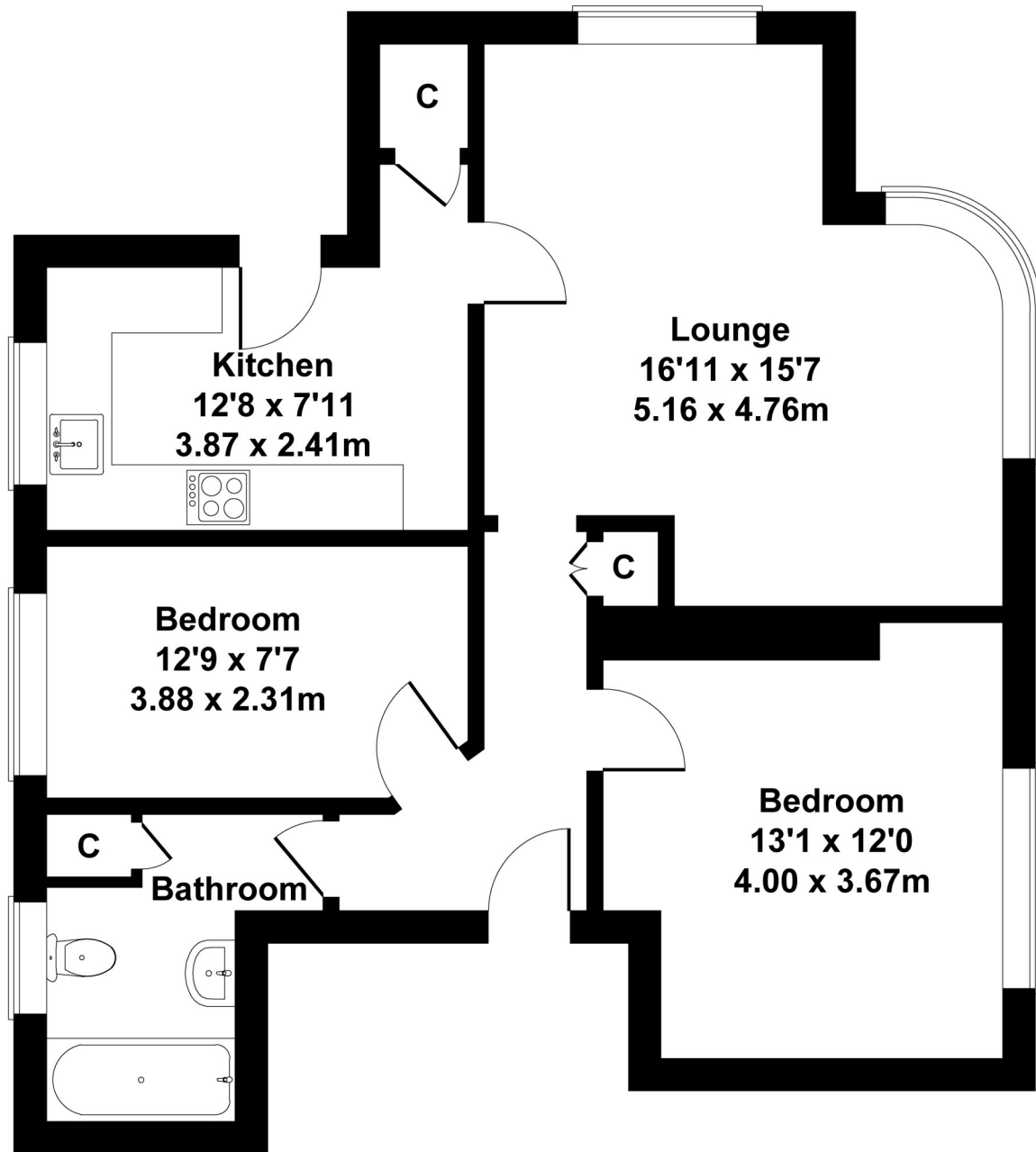
Pinner Station (Metropolitan Line) - 0.9 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Pinner Court

Approximate Gross Internal Area
732 sq ft - 68 sq m



GROUND FLOOR

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.