

# DAVID CHARLES

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## OAKWOOD ROAD, PINNER, MIDDLESEX, HA5 3UD



**PRICE....£265,000....LEASEHOLD**

This well presented one double bedroom ground floor maisonette (50 sq.m/540 sq.ft) set in the quiet location off the Pinner Road and located within easy reach of Northwood Hills with its array of shops, restaurants, coffee house, supermarkets and Metropolitan Tube Station. The accommodation comprises of own front door leading private entrance hall with rear access to communal gardens, 12'2ft reception room, 13'5ft fitted kitchen, 11'5ft double bedroom, and a bathroom/WC. Outside there are well kept communal gardens with a laundry area surrounding the development. The apartment benefits from a long lease of 113 years unexpired, low out goings, private outside store, amply on street parking, communal unlimited heating and hot water (£112.75pcm) and from being sold chain free.

**020 8866 0222**







### **COUNCIL TAX**

London Borough of Hillingdon - Band C - £1,735.45

### **LEASE & SERVICE CHARGE**

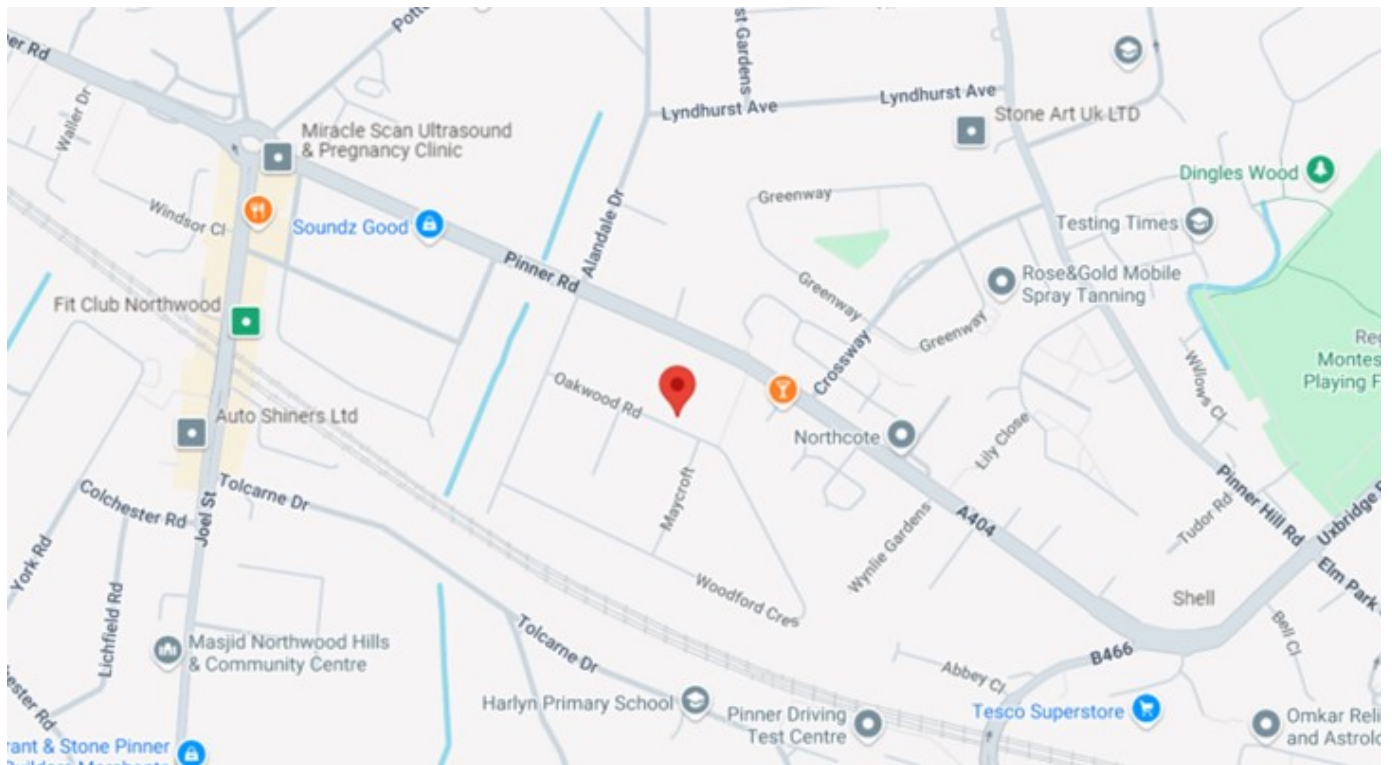
Lease - 111 years unexpired  
Service Charge - £900.00 per annum  
Ground Rent - £10.00 per annum

### **LOCAL SCHOOLS**

Harlyn Primary School - 0.28 Miles  
Pinner Wood School - 0.36 Miles  
Northwood School - 0.22 Miles  
Haydon School - 0.58 Miles

### **LOCAL TRANSPORT**

Northwood Hills Station (Metropolitan Line) - 0.5 miles

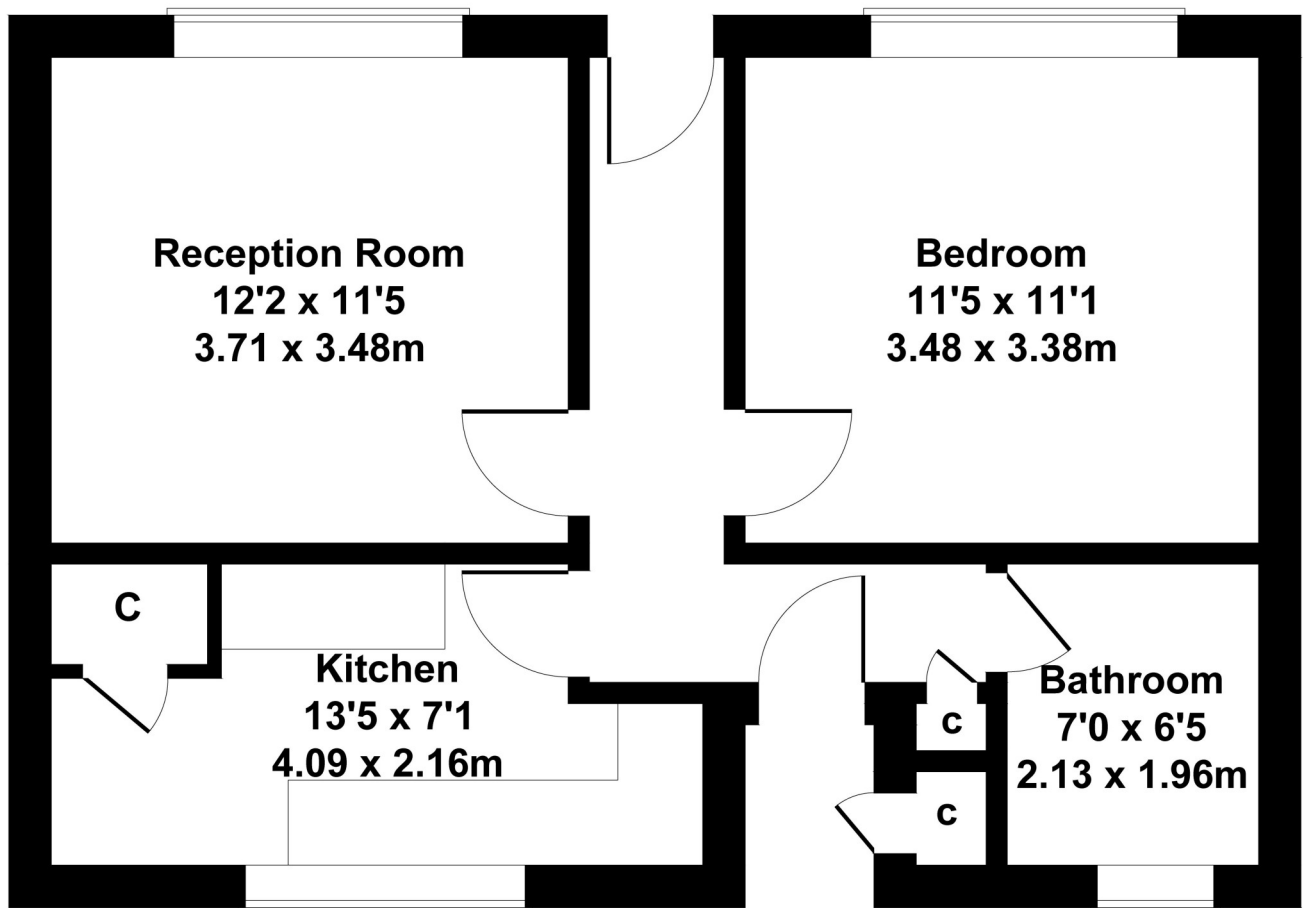


### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient – lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 72        |
| (55-68) <b>D</b>                            | 64                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient – higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

# Oakwood Road

Approximate Gross Internal Area  
540 sq ft - 50sq 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.*