

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
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EASTCOTE ROAD, PINNER, MIDDLESEX, HA5 1DH



PRICE...£650,000....SHARE OF FREEHOLD

This two double bedroom apartment (896 sq ft) is situated on the first floor of the prestigious 40 Eastcote Road development. It 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. Benefitting from a westerly aspect the naturally light accommodation includes a 20' x 16' living/dining room with a Juliet balcony overlooking the gardens and a kitchen with integrated appliances. The master bedroom has fitted wardrobes and an en-suite shower room, there is a second double bedroom and a family bathroom. 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). Offered with no upper chain.

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COUNCIL TAX

London Borough of Harrow - Band F -£3,460.69

LEASE & SERVICE CHARGE

Lease - 100 years unexpired

Service Charge - £3,402 per annum (including concierge, maintenance of communal areas and communal grounds, window cleaning, lift maintenance and service, water rates, building insurance and sink fund contribution)

LOCAL SCHOOLS

Reddiford School 0.2 miles

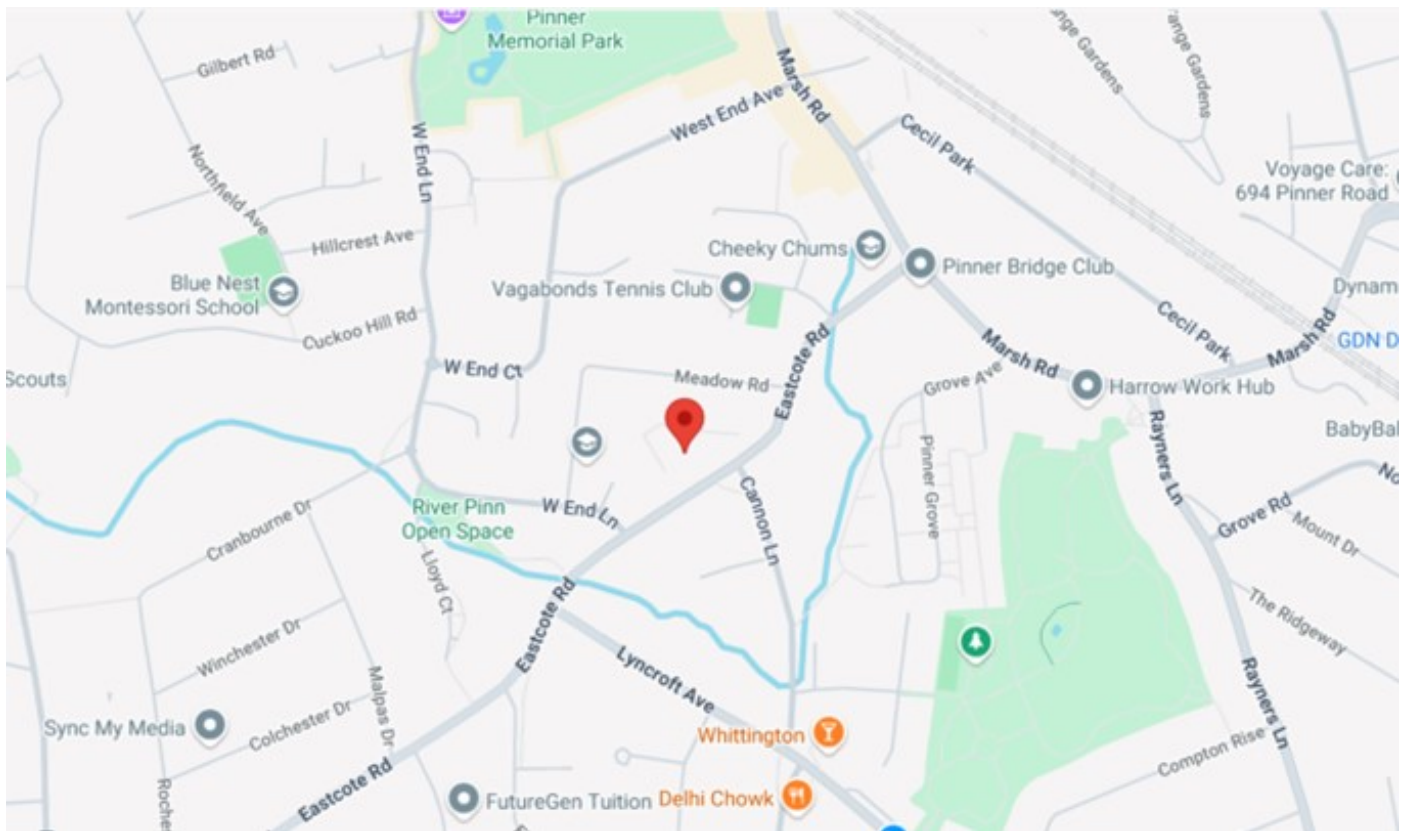
Cannon Lane Primary School 0.6 miles

St John's Fisher Catholic Primary School 0.6 miles

Nower Hill High School 0.8 miles

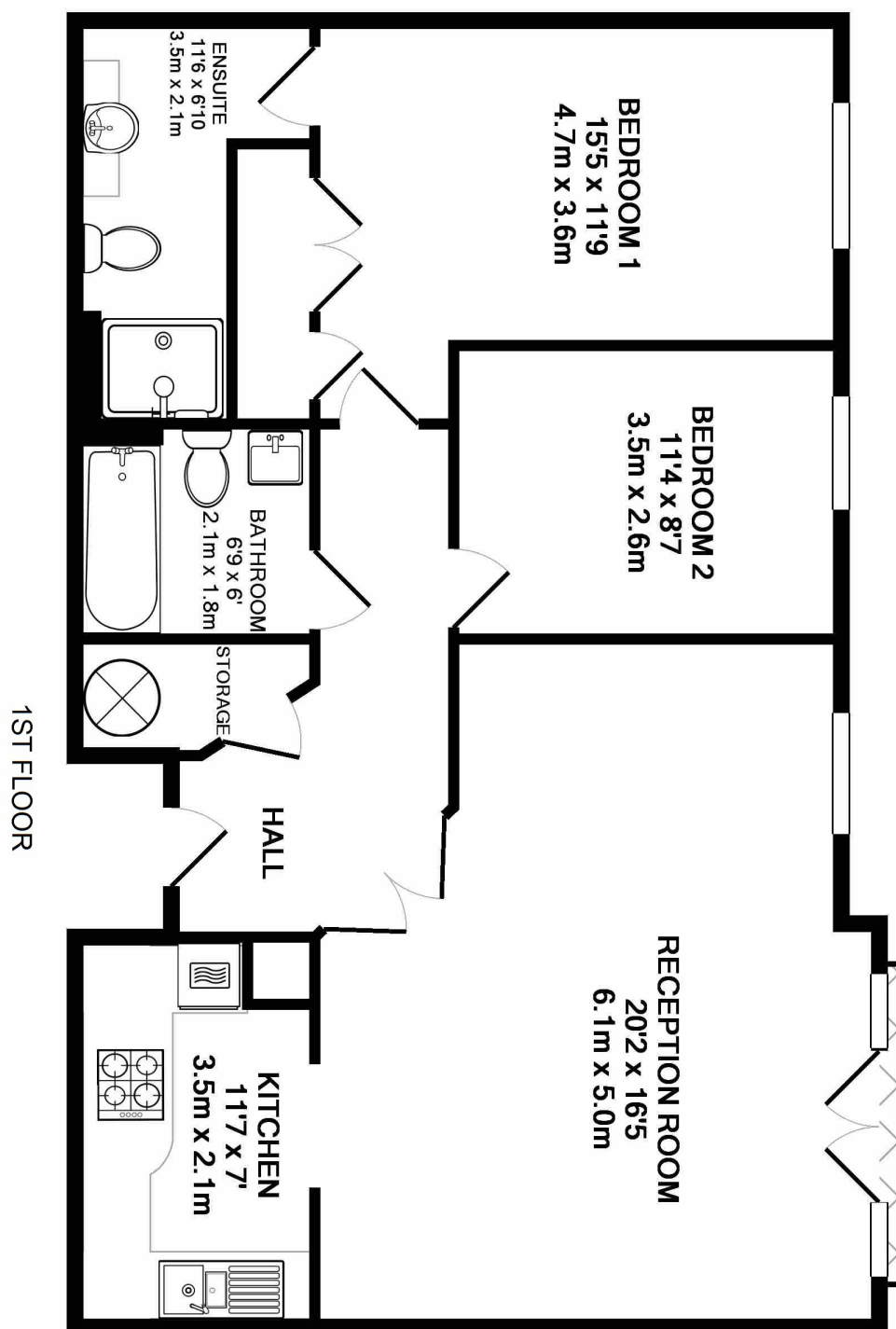
LOCAL TRANSPORT

Pinner Metropolitan Line Station - 0.6 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



EASTCOTE ROAD HA5
TOTAL APPROX. FLOOR AREA 896 SQ.FT. (83.2 SQ.M.)
Measurements are approximate. Not to scale. 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.