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MANSARD CLOSE, PINNER, MIDDLESEX, HA5 3FQ



PRICE....£749,950....FREEHOLD

This three/four bedroom, three bathroom town house (1472 sq.ft/136.8 sq. m) is set in a quiet close of only five houses located within minutes' walk of Pinner Memorial Park and the town centre, offering a wide range of shops, restaurants, supermarkets and the Metropolitan Line Train Station (Baker Street within 25 minutes). It is also within the catchment area of West Lodge Primary School. The accommodation on the ground floor has a sitting room/bedroom four, study, utility room and shower room/WC. On the first floor there is a spacious 24' double aspect living room/dining room and a fitted kitchen with breakfast bar. The second floor offers a main bedroom with en-suite bathroom, two further bedrooms and a shower room/WC. Outside is a secluded 35' paved garden with mature trees and shrubs and the front provides off street parking for two cars and a garage. The property benefits from an open aspect to the front and has attractive views over the surrounding area from the upper floors. Offered with no upper chain.

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COUNCIL TAX

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

LOCAL SCHOOLS

West Lodge Primary School - 0.14 Miles

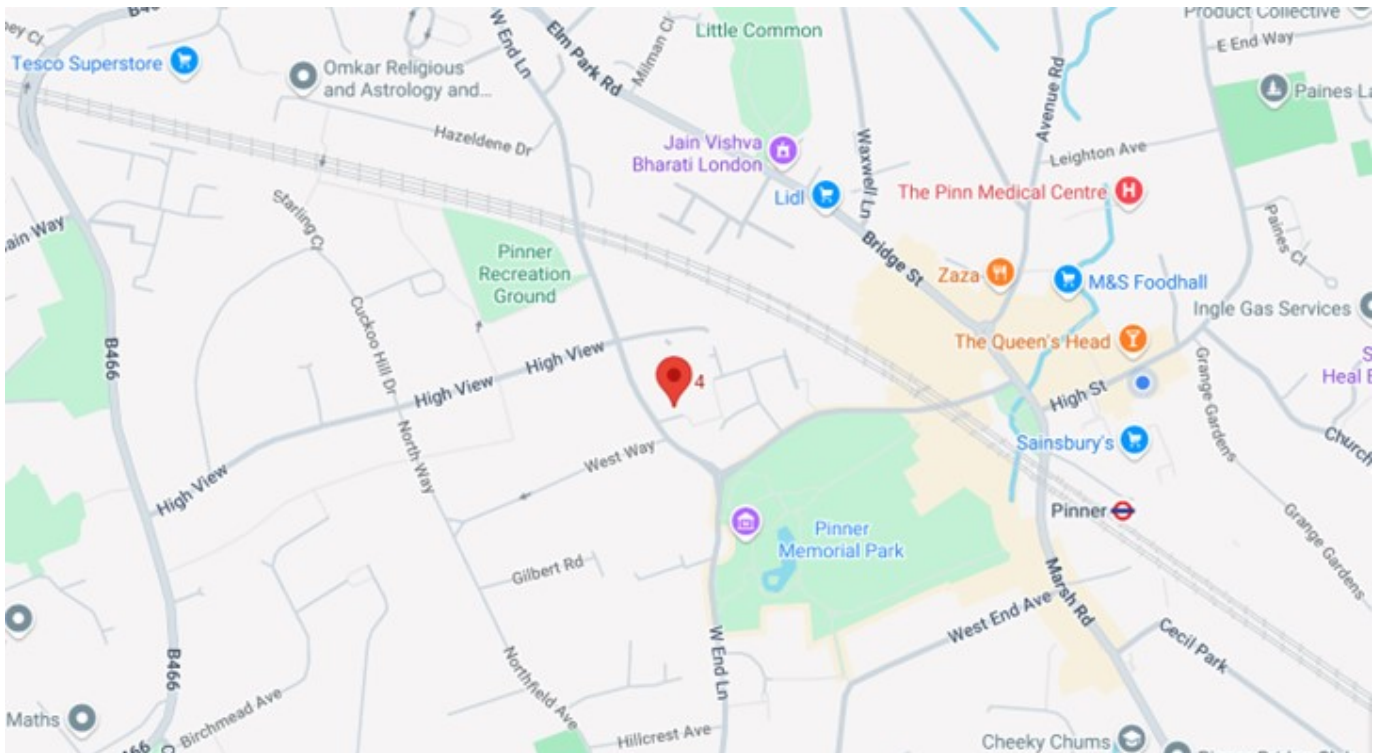
Harlyn Primary School - 0.59 Miles

Northwood School - 0.99 Miles

Nower Hill High School - 0.99 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.4 miles



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mansard Close

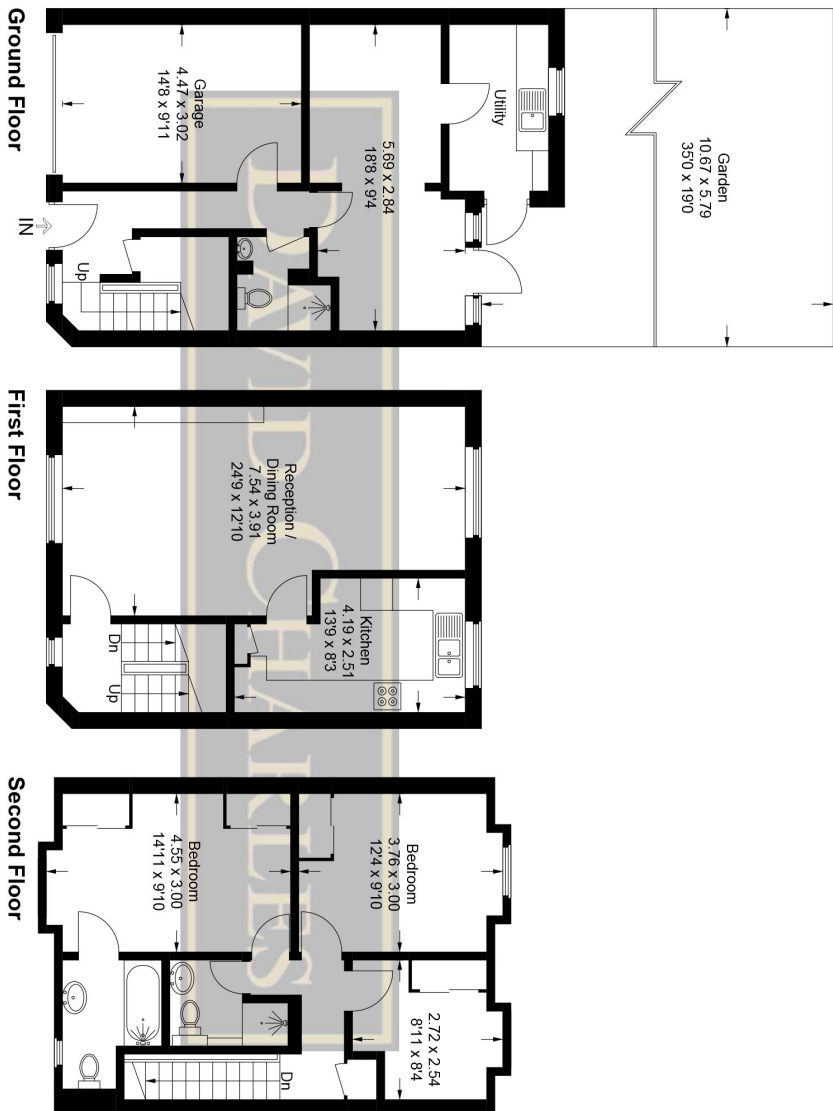
Approximate Gross Internal Area

Ground Floor = 47.9 sq m / 515 sq ft

First Floor = 42.7 sq m / 460 sq ft

Second Floor = 46.2 sq m / 497 sq ft

Total = 136.8 sq m / 1,472 sq ft
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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.