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WOODLEA GROVE, NORTHWOOD, MIDDLESEX, HA6 2DW



PRICE....£415,000....LEASEHOLD

This well presented second floor apartment (73.1 sq.m/742 sq.ft) is situated within the heart of Northwood and accessed via a private road off the Rickmansworth Road. Ideally located within easy reach of Northwood Town Centre with its vast array of shopping facilities, Waitrose supermarket, restaurants, coffee shops,

Metropolitan Line Tube Station, and a range of both private and state schools. The accommodation comprises of communal entrance hall access via entry phone and stairs to the second floor, private entrance hall, two double bedrooms, 17'6ft living room/dining room with a private balcony, fitted kitchen and family bathroom. The property benefits from being sold with an extended lease, extensive internal storage cupboards, garage, low outgoings and no ground rent.

020 8866 0222







COUNCIL TAX

London Borough of Hillingdon - Band D - £1,952.38

LEASE & SERVICE CHARGE

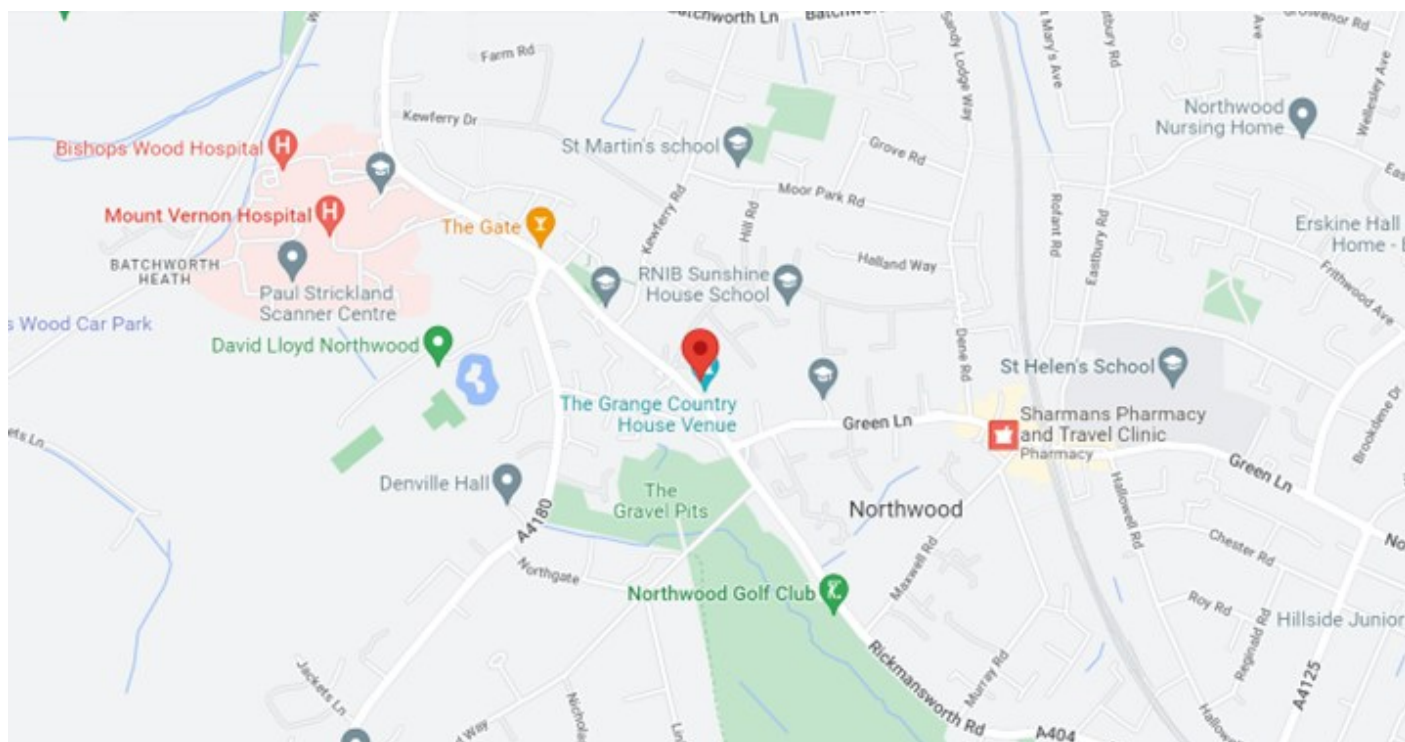
Lease - 166 years remaining
Service Charge - £889.11 per annum
Building Insurance - £508.41 per annum

LOCAL SCHOOLS

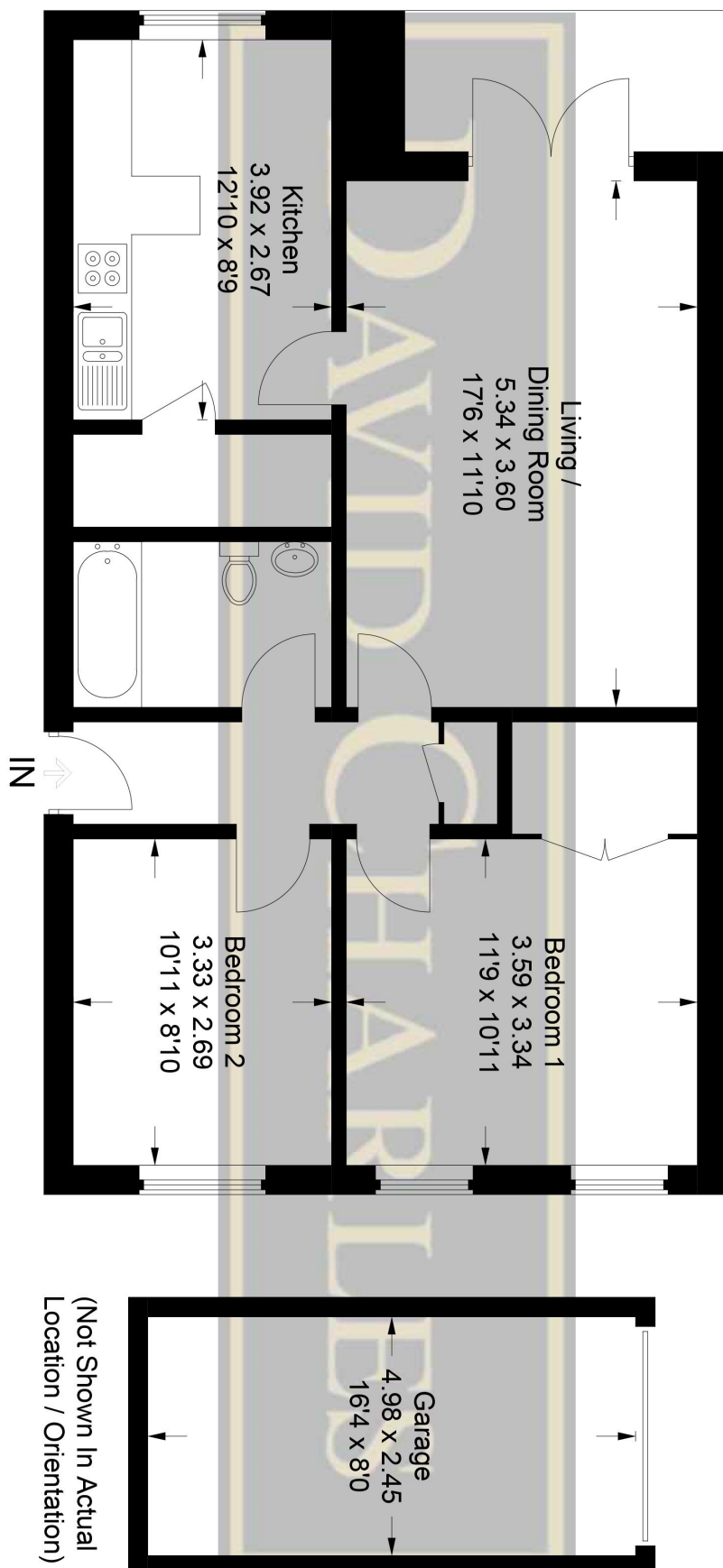
Holy Trinity C of E Primary School - 0.2 miles
St Martin's School - 0.3 miles
St Helen's School - 0.7 miles
Northwood School - 0.9 miles

LOCAL TRANSPORT

Northwood Station (Metropolitan Line) - 0.7 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Area
 68.9 sq m / 742 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 81.1 sq m / 873 sq ft



(Not Shown In Actual
 Location / Orientation)

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.

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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