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ABBEY CLOSE, PINNER, MIDDLESEX, HA5 2AW



PRICE....£385,000....LEASEHOLD

This naturally bright two double bedroom ground floor garden maisonette (58.7 sq.m/632 sq.ft) is set in this quiet cul de sac off Cuckoo Hill, within the school catchment areas of Pinner Wood Primary School and Northwood School. Pinner Town Centre is also within easy reach with its array of shops, restaurants, coffee houses, supermarkets and the Metropolitan Line Tube Station. The accommodation comprises of own front door leading to a private entrance hall, 16ft reception room with Parquet wood flooring, feature fireplace and French door to own garden, 14'4ft bedroom one, 11'7ft bedroom two, fitted kitchen and a bathroom/WC. Outside there is a front and side garden which is mainly laid to lawn and an approximate 51ft south backing rear garden which is mainly laid to lawn with mature flower and shrub borders. The property benefits from being sold chain free, long lease of 932 years unexpired and low outgoings.

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COUNCIL TAX

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

LEASE & GROUND RENT

Lease - 932 years unexpired
Building Insurance - £350 per annum
Ground Rent - £10 per annum

LOCAL SCHOOLS

Harlyn Primary School - 0.13 Miles
Pinner Wood School - 0.4 Miles
Northwood School - 0.47 Miles
Haydon School - 0.65 Miles

LOCAL TRANSPORT

Northwood Hills Station (Metropolitan Line) - 0.8 Miles
Pinner Station (Metropolitan Line) - 1.0 Miles



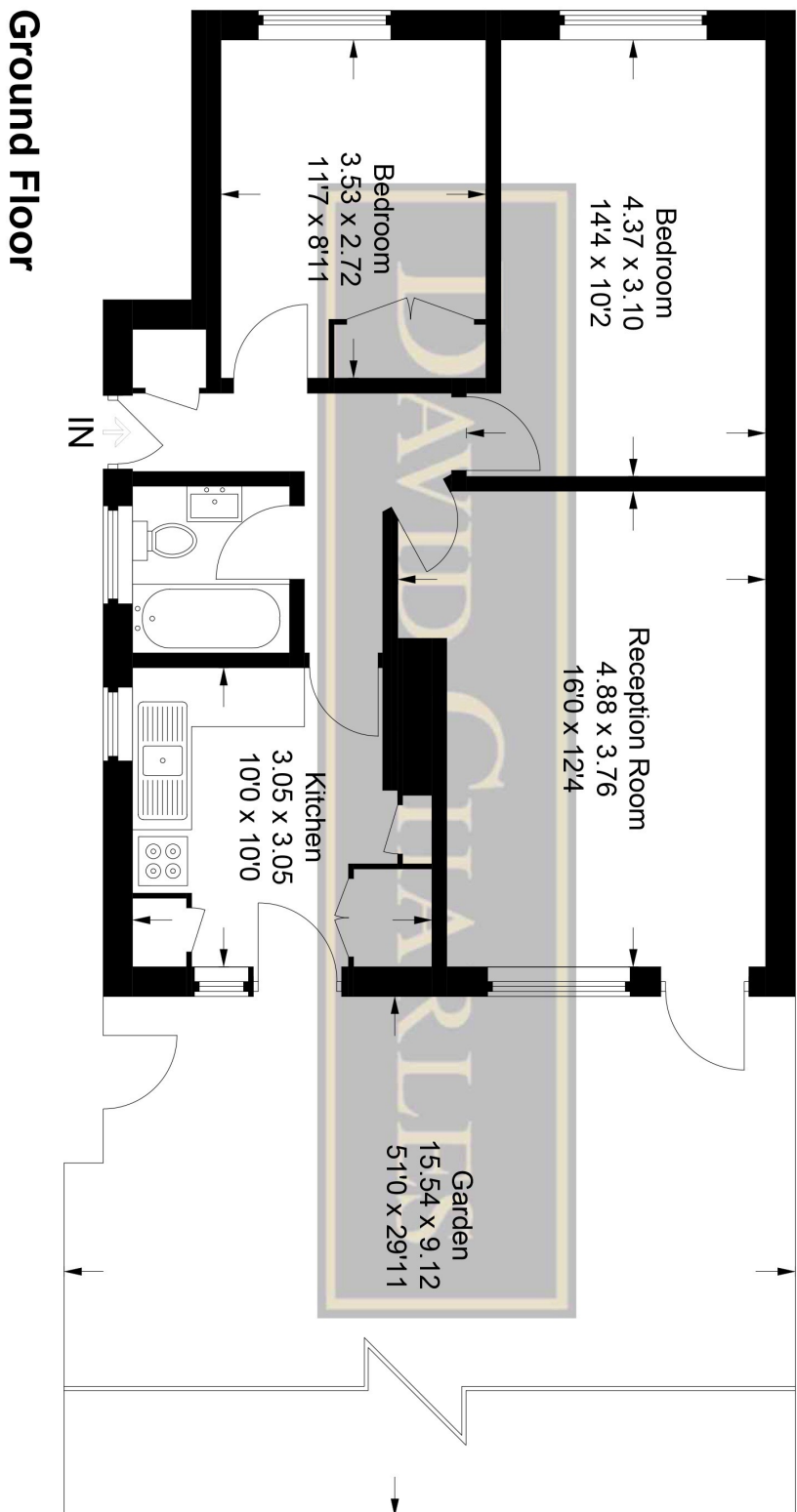
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(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	

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Abbey Close

Approximate Gross Internal Area = 58.7 sq m / 632 sq ft



Ground Floor

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.