

DAVID CHARLES

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HARLYN DRIVE, PINNER, MIDDLESEX, HA5 2DA



PRICE....£315,000....LEASEHOLD

This two bedroom ground floor maisonette (645 sq.ft/59.94 sq.m) benefits from a private garden and is offered with no upper chain. The front door leads to the hallway and a bright and spacious living room. There is a fitted kitchen and bathroom with a separate cloakroom. It benefits from double glazing, a long lease and low outgoings. Outside there is a private garden in excess of 50' with a patio and main lawn. The property is ideally located on a quiet road in a convenient location within half a mile of Northwood Hills offering a wide range of shopping facilities, restaurants and the Metropolitan line train station. It is also near local parks and within the catchment area of Harlyn Primary and Haydon Secondary schools, making it an attractive option for families.

020 8866 0222







COUNCIL TAX

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

LEASE & GROUND RENT

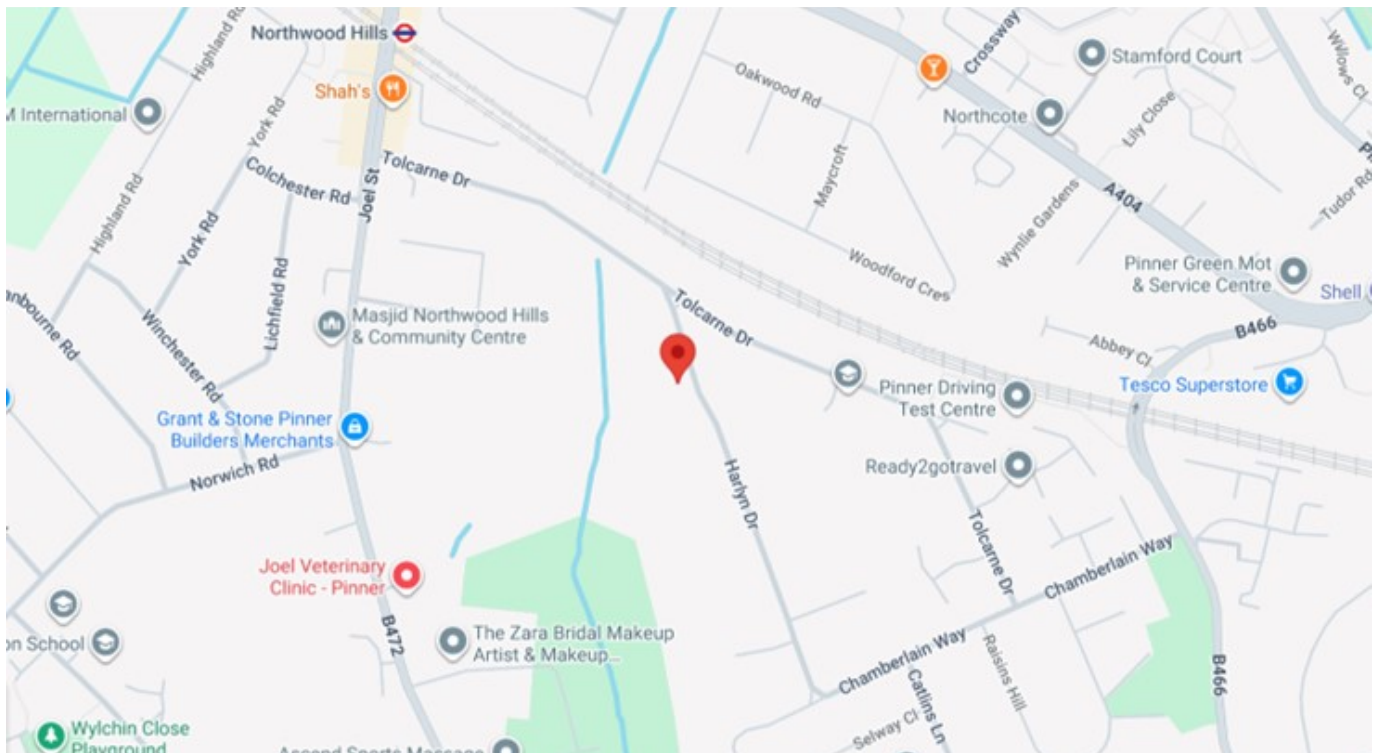
Lease - 123 years remaining
Building Insurance - £300.00 per annum
Ground Rent - Peppercorn

LOCAL SCHOOLS

Harlyn Primary School - 0.18 Miles
Pinner Wood School - 0.57 Miles (Ofsted Outstanding)
Northwood School - 0.33 Miles (Ofsted Outstanding)
Haydon School - 0.38 Miles

LOCAL TRANSPORT

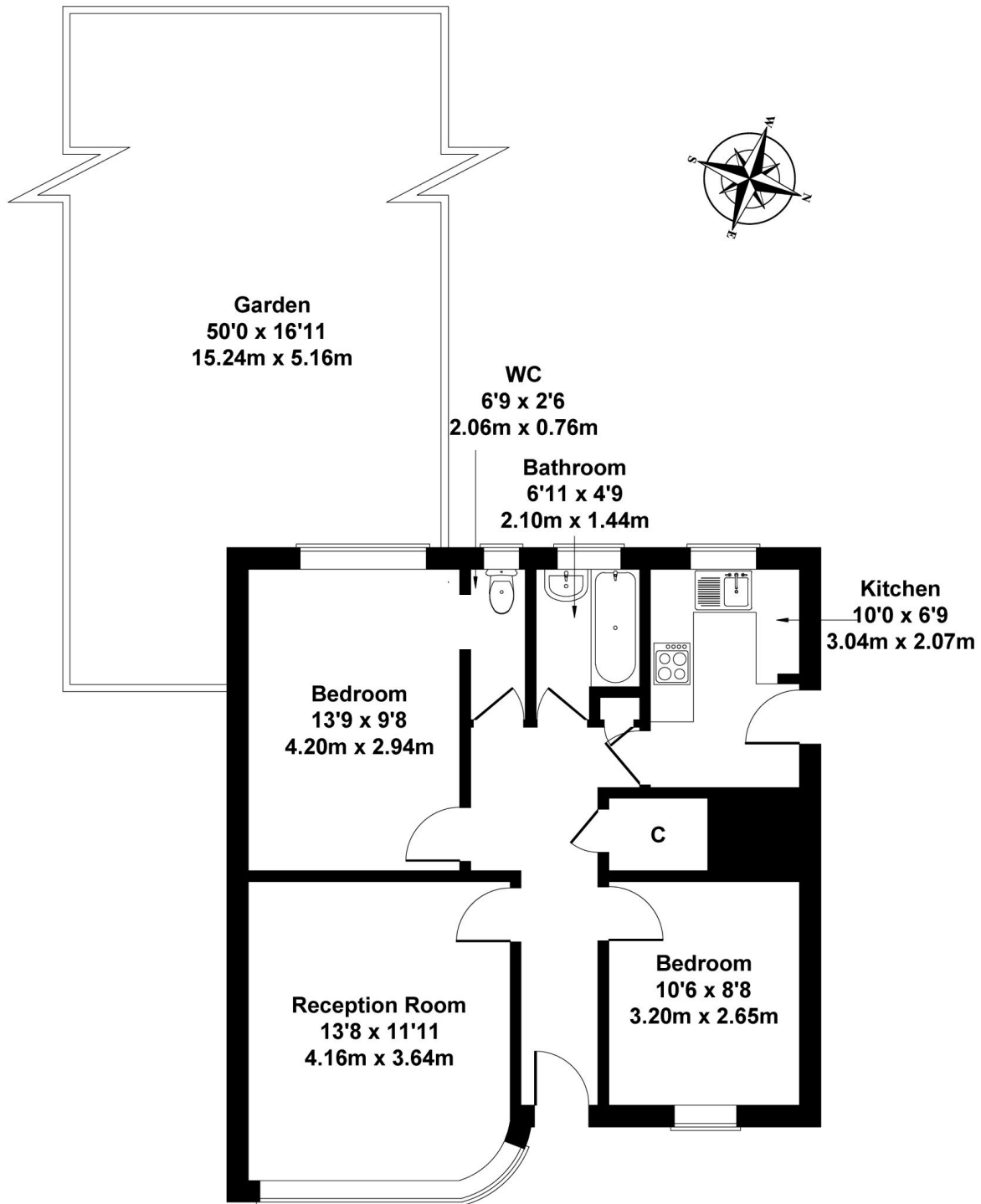
Northwood Hills Station (Metropolitan Line) - 0.4 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Harlyn Drive, Pinner

Approximate Gross Internal Area
657 sq ft - 61 sq 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.