

DAVID CHARLES

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MARSH ROAD, PINNER, MIDDLESEX, HA5 5NE



PRICE ... £299,950... LEASEHOLD

This spacious two bedroom duplex apartment (820 sq.ft/76.2 sq.m) is ideally located within minutes' walk of Pinner Town Centre and Pinner Memorial Park offering a wide selection of shops, restaurants, coffee houses, supermarkets and the Metropolitan Line Tube Station. It is also within the catchment area of West Lodge Primary School. The apartment is accessed via West End Avenue with an open staircase leading up to the first floor landing and own front door, private entrance hall with a large understairs storage cupboard, 16'10ft reception room with an opening to a 11'4ft modern fitted kitchen with integrated appliances. On the second floor there is 16'10ft master bedroom with a built-in wardrobe, a 11'2ft bedroom two with a built-in wardrobe and fitted bathroom/WC. The apartment benefits from being sold with a brand new 999 year lease with a peppercorn ground rent on completion, low outgoings and from being sold chain free.

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LEASE & SERVICE CHARGE

Lease - brand new 999 year lease upon completion
Service Charge - £606.27 (2024)
Building Insurance - £636.32 pa
Ground Rent - Peppercorn

COUNCIL TAX

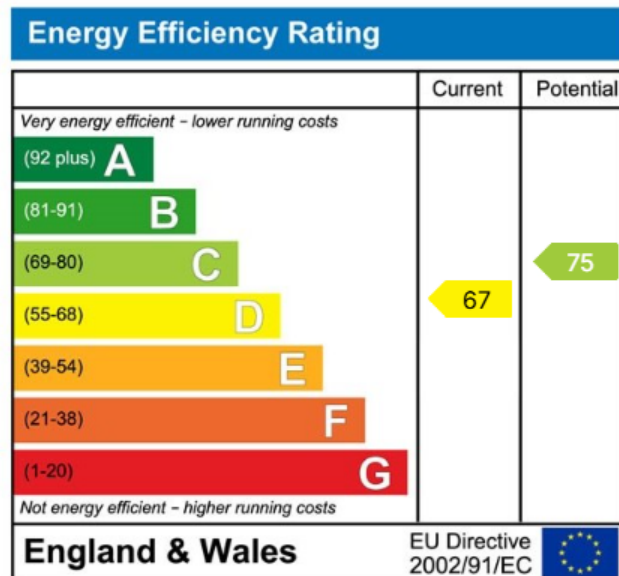
London Borough of Harrow - Band C - £2,129.65

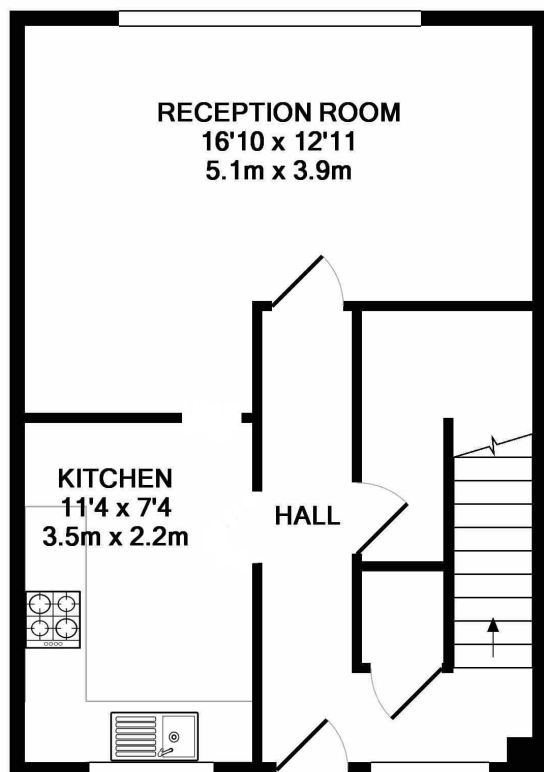
LOCAL SCHOOLS

West Lodge Primary School - 0.22 miles
St John Fisher RC Primary School - 0.52 miles
Cannon Lane Primary School - 0.8 miles
Nower Hill High School - 0.75 miles

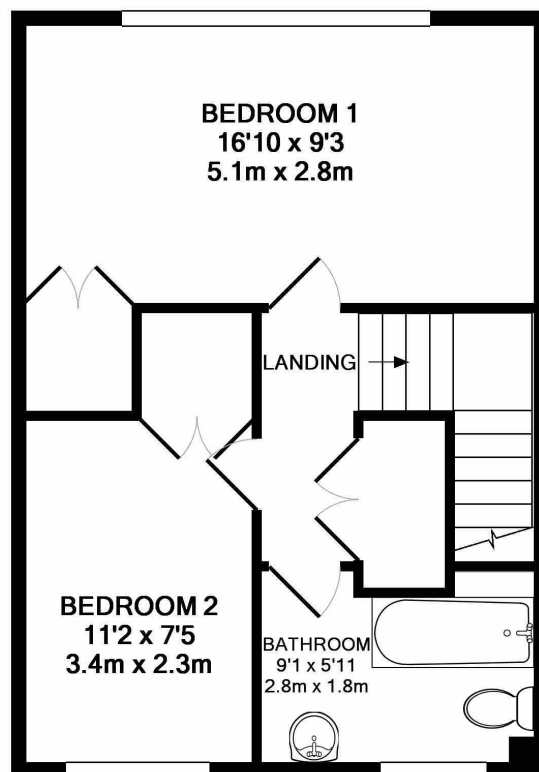
LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.2 miles





1ST FLOOR



2ND FLOOR

MARSH ROAD HA5
TOTAL APPROX. FLOOR AREA 820 SQ.FT. (76.2 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.