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40 EASTCOTE ROAD, PINNER, MIDDLESEX, HA5 1DH



GUIDE PRICE....£825,000....SHARE OF FREEHOLD

This unique two double bedroom, two bathroom apartment (1,716sq ft) with the rare advantage of four eaves rooms offering an additional 1800 sq ft of space, large enough to be used for a study/home office, guest room or gym. The accommodation is set around a central 19' roof terrace offering a private outside seating/dining space. The 22' x 15' living/dining room benefits from an abundance of natural light and has the advantage of air conditioning. The luxury kitchen is fitted with an extensive range of units and integrated Bosch and Smeg appliances. Bedroom one is an impressive 19' x 18' with direct access to the roof terrace, air conditioning and an en-suite bathroom and dressing area. There is a further double bedroom with an adjoining study/lounge area and there is a second family bathroom. There is a separate store room accessed via the communal area, well presented landscaped communal gardens and secure underground parking. 40 Eastcote Road is noted to be the premier luxury development in the Pinner area located within a third of a mile of West Lodge School and the Village Centre, offering a large selection of shopping and recreational facilities and the Metropolitan Line Train Station (Baker Street 25 minutes).

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COUNCIL TAX

London Borough of Harrow - Band G - £3,993.10

LEASE & SERVICE CHARGE

Lease - 100 years remaining

Service Charge - £3,171.63 per half annum (including concierge, maintenance of communal areas and communal grounds, window cleaning, lift maintenance and service, water rates, building insurance and sinking fund contribution)

LOCAL SCHOOLS

West Lodge Primary School - 0.27 miles

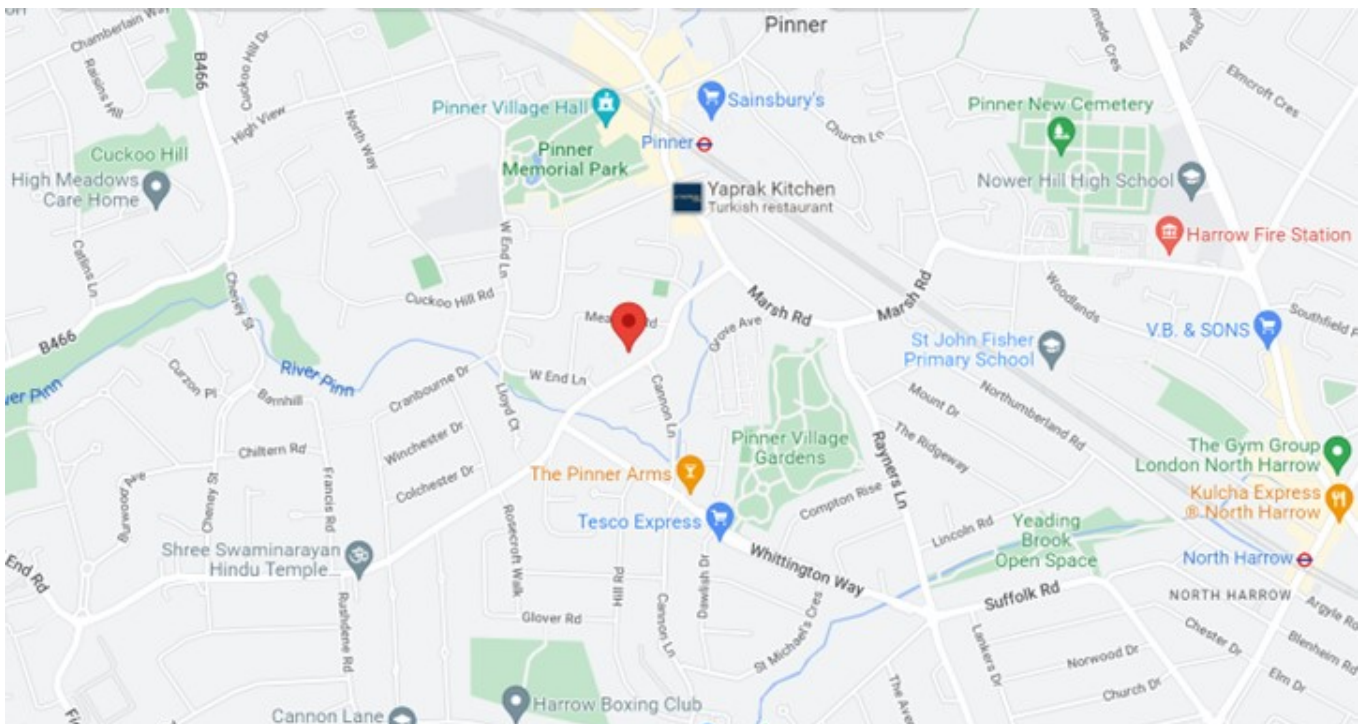
St John Fisher Catholic Primary School - 0.57 miles

Pinner High School - 0.71 miles

Nower Hill High School - 0.79 miles

LOCAL TRANSPORT

Northwood Hills Station (Metropolitan Line) - 0.9 miles

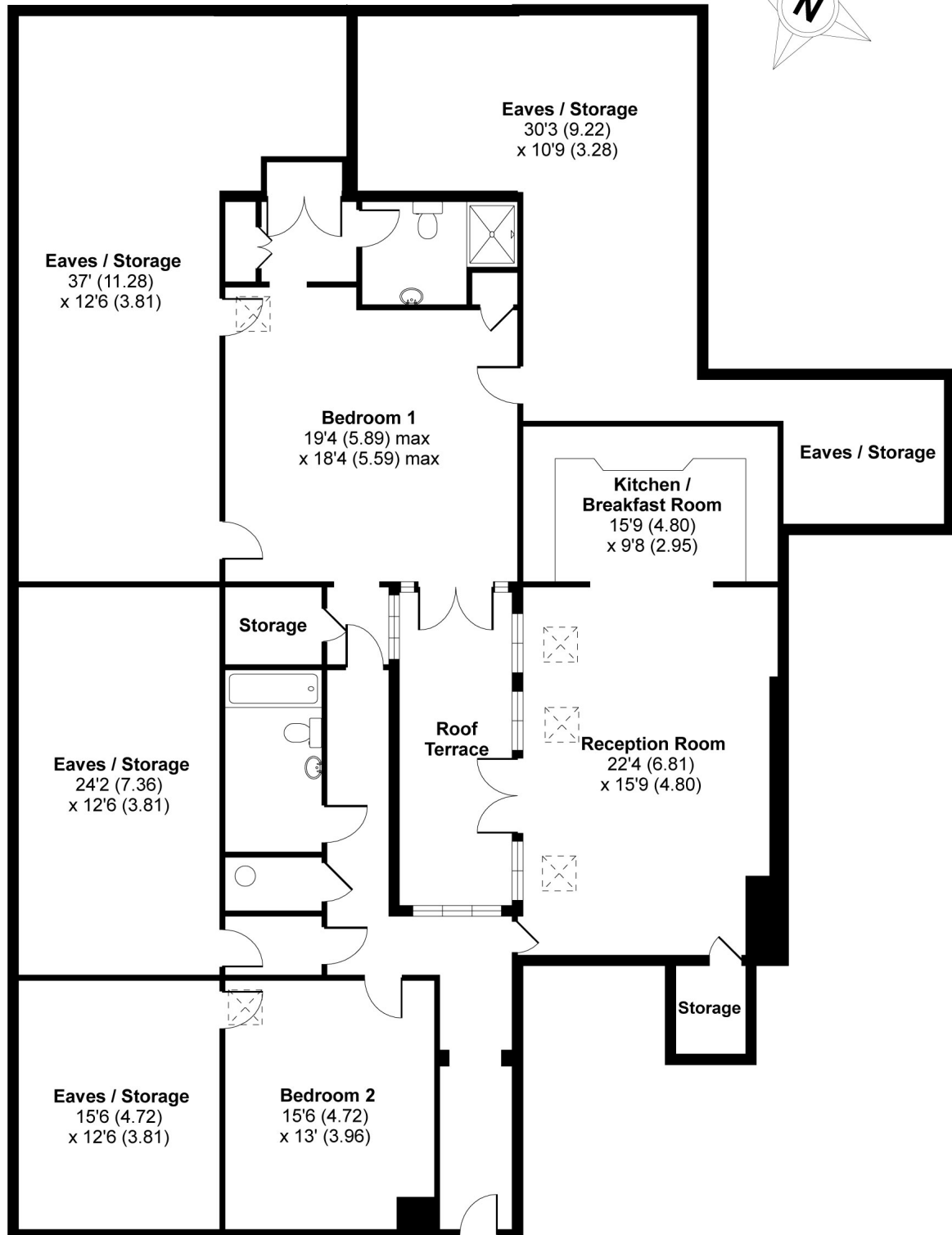


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	

Eastcote Road, Pinner, Middlesex HA5 1DH

APPROX. GROSS INTERNAL FLOOR AREA 1716 SQFT / 159.4 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by David Charles Estate Agents and no guarantee as to their operating ability or their efficiency can be given.