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ALBURY DRIVE, PINNER, MIDDLESEX, HA5 3RN



PRICE....£3,500 PCM

This attractive three bedroom link detached Artagan house (1511 sq ft/140.4 sq m, excluding the home office/guest bedroom) has been extended to provide spacious living accommodation. This includes two reception rooms, a study and an eat-in kitchen with granite worktops. There is also a ground floor shower room and cloakroom. The first floor has two double bedrooms and a single bedroom, and a bathroom and separate WC. At the front of the house there is parking for up to three cars leading to a single garage. The 98 ft rear garden benefits from a southerly aspect with two sun trap patio areas, a main lawn with mature hedgerow and tree borders. At the bottom of the garden is the well equipped home office with shower, basin, WC and air conditioning. The house is located within 0.1 miles of Pinner Wood School and 0.7 miles of Northwood School (both Ofsted Outstanding).

Pinner underground station is also approximately 1 mile away. Available Furnished or Part Furnished. Available from 2nd March (Subject to References).

020 8866 0222











COUNCIL TAX

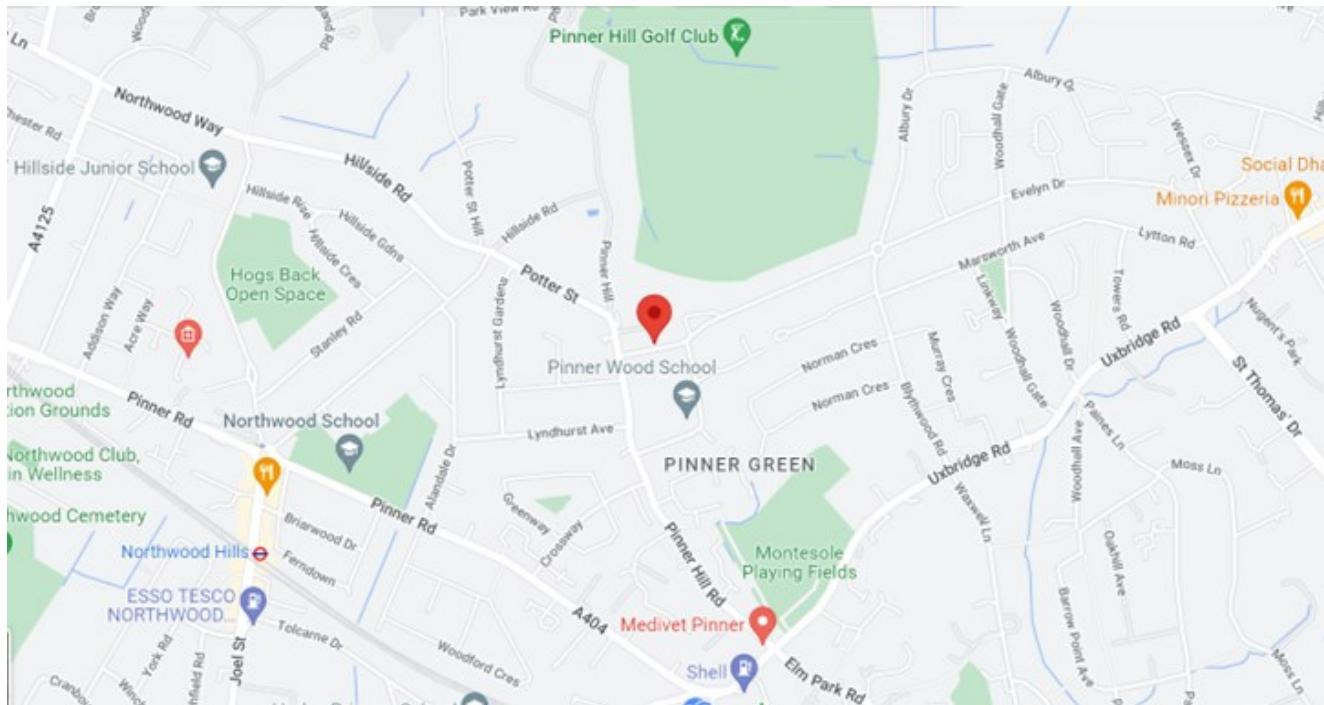
London Borough of Harrow - Band G - £3,993.10

LOCAL SCHOOLS

Pinner Wood School - 0.1 miles
Hillside Junior School - 0.8 miles

LOCAL TRANSPORT

Northwood Hills Station (Metropolitan Line) - 0.9 miles
Pinner Station (Metropolitan Line) - 1.2 miles



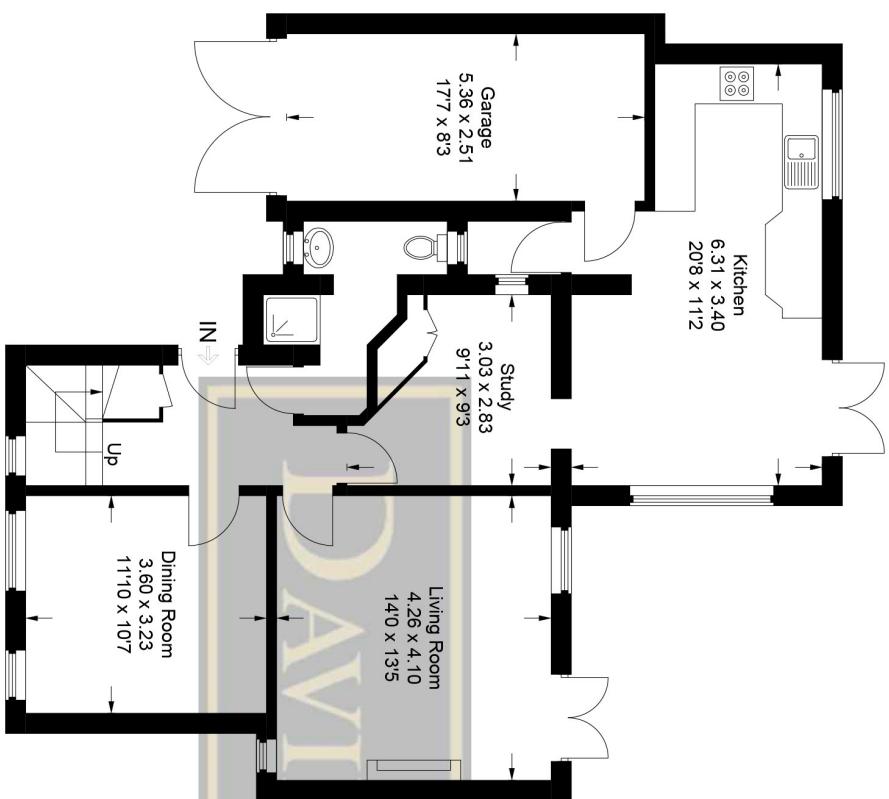
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

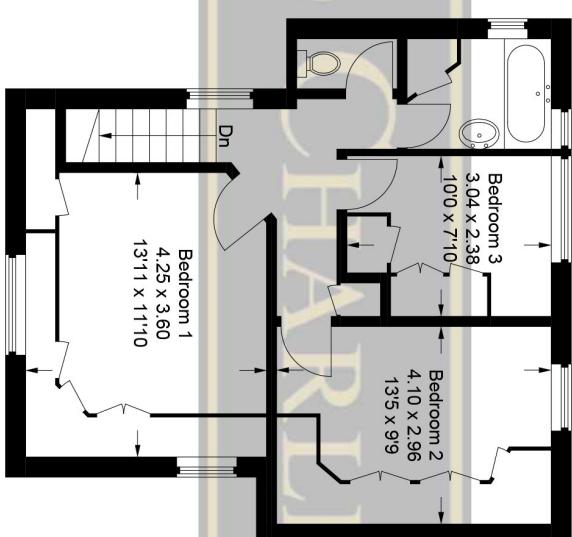
Approximate Gross Internal Area
 Ground Floor = 91.5 sq m / 985 sq ft
 First Floor = 48.9 sq m / 526 sq ft
 Home Office / Guest Bedroom = 22.0 sq m / 237 sq ft
 Total = 162.4 sq m / 1,748 sq ft
 (including Garage)



Ground Floor

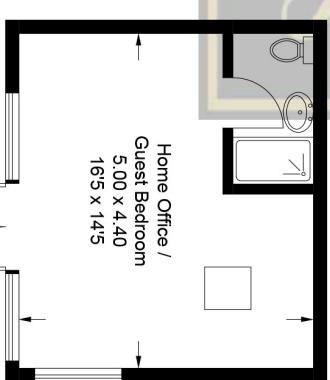


First Floor



Home Office / Guest Bedroom

(Not Shown In Actual Location / Orientation)



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.