

# DAVID CHARLES

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## THE CHEQUERS, WEST END LANE, PINNER, HA5 3LY



**PRICE....£575,000....LEASEHOLD**

This beautifully presented ground floor flat (1025 sq ft/95 sq m) has direct access to a private patio and communal garden. The spacious accommodation has a 23' x 13' living/dining room and a contemporary kitchen with handleless units and a breakfast bar/workstation. The 16' master bedroom has a luxurious en-suite shower room and there is a second double bedroom and a family bathroom. Outside there are well maintained communal gardens, a shared storage shed and a private garage. This popular development is ideally located within half a mile of Pinner Village centre and the train station, giving swift access to Central London.

**020 8866 0222**















### **COUNCIL TAX**

London Borough of Harrow - Band F

### **LEASE & SERVICE CHARGE**

Lease: Expires 24th June 2190 (165 years remain)

Service Charge: £2,589.24 per annum

### **LOCAL SCHOOLS**

West Lodge Primary School - 0.41 Miles

Pinner Wood Primary School - 0.49 Miles

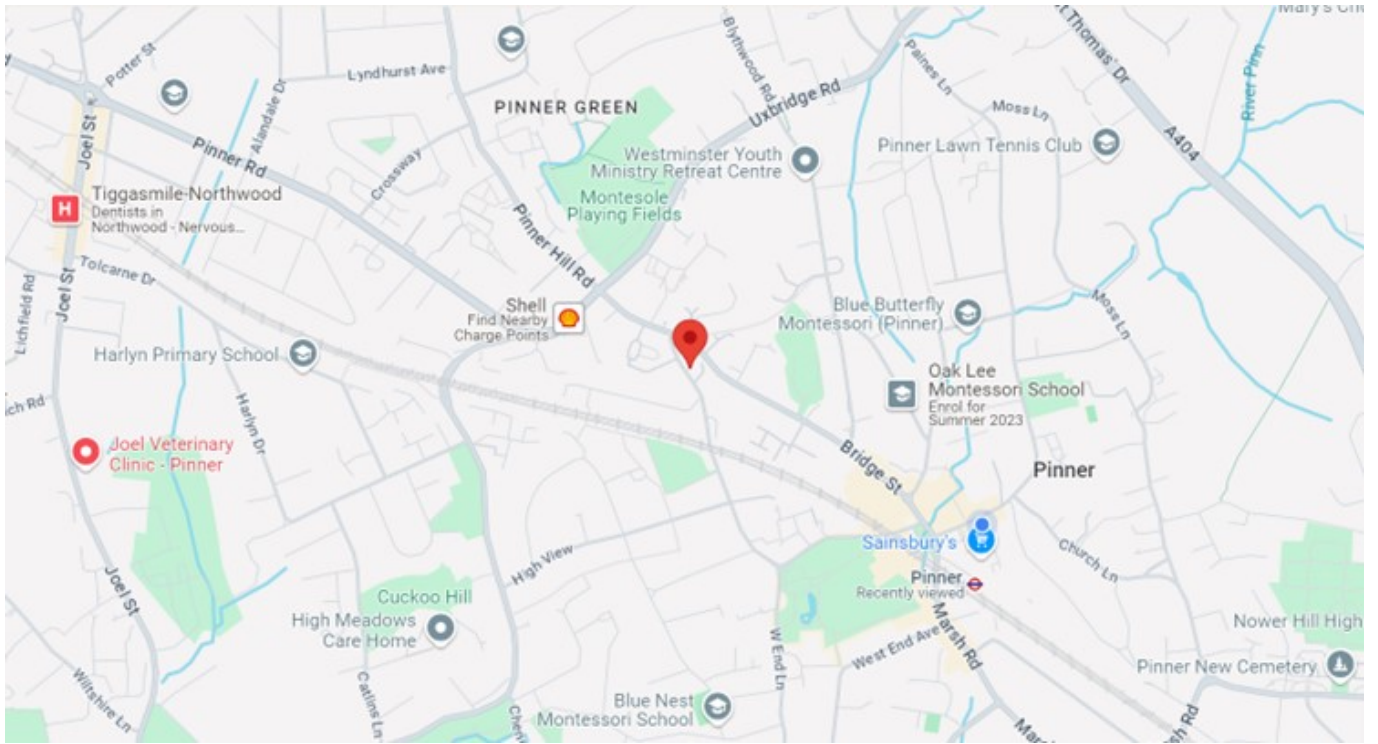
Nower Hill High School - 1.14 Miles

Pinner High School - 1.26 Miles

### **LOCAL TRANSPORT**

Pinner Station (Metropolitan Line) - 0.5 Miles

Eastcote Station (Metropolitan/Piccadilly Line) - 1.9 Miles



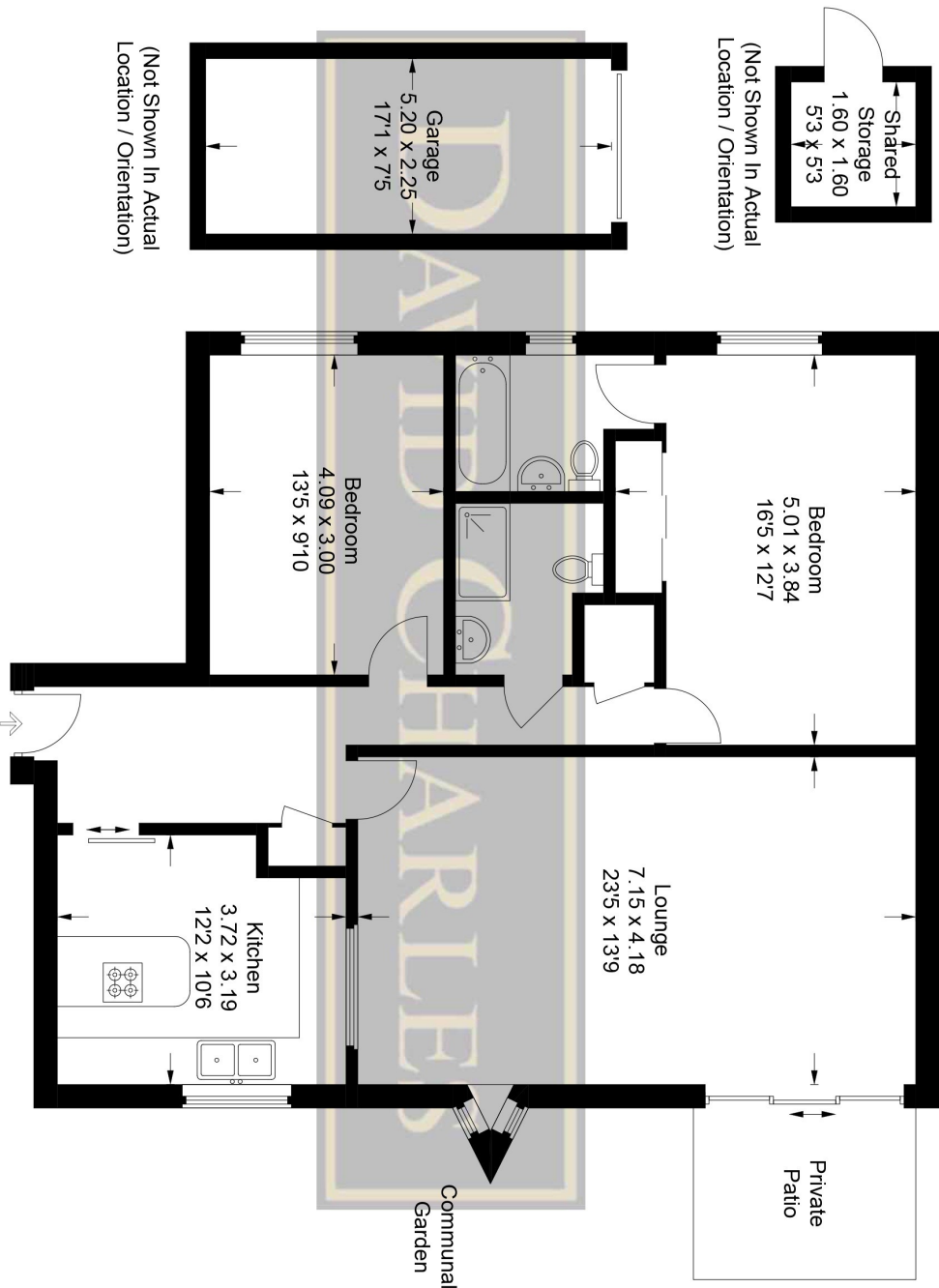
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# The Chequers

Approximate Gross Internal Area = 95 sq m / 1,025 sq ft

Shared Storage = 15 sq m / 153 sq ft

Total = 110 sq m / 1,178 sq ft



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.*