DAVID CHARLES

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40 EASTCOTE ROAD, PINNER, MIDDLESEX, HA5 1DH



PRICE….£629,950….SHARE OF FREEHOLD

This well presented and spacious two double bedroom, two bathroom purpose built apartment (1086 sq.ft/101 sq.m) is situated on the ground floor of the prestigious 40 Eastcote Road Development. It is widely known as the most luxurious privately owned development in Pinner with part time concierge, stair and lift access to all floors, private and secure underground allocated residents parking and beautifully maintained communal gardens at the rear. The property is ideally located within half a mile of Pinner Town Centre offering a wide range of shops, restaurants, coffee houses, supermarkets and the Metropolitan Line Tube Station. The accommodation comprises of a large entrance hall, spacious 19'11ft x 19'10ft reception room with direct access to a private 16'3ft secluded patio area, modern fitted kitchen with integrated appliances, 18'8ft master bedroom benefits from a walk-in wardrobe and a fitted en-suite shower room, a 13'10ft second double bedroom. The property is ideally located within half a mile of the village centre offering a wide range of boutique shops, restaurants, supermarkets and the Metropolitan line train station (25 minutes to Baker Street).



















COUNCIL TAX

London Borough of Harrow - Band F - £3,627.10

LEASE & SERVICE CHARGE

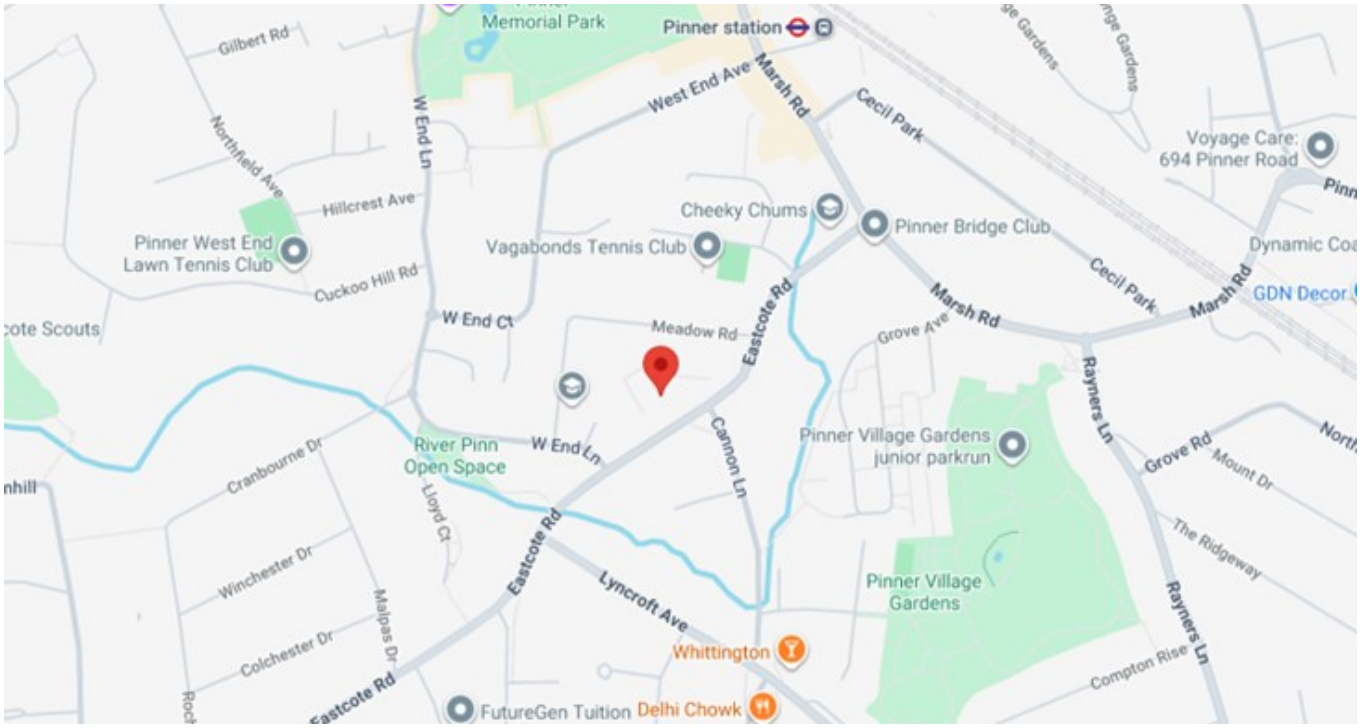
Lease - 100 years remaining
Service Charge - £2,130.59 per half annum
(including concierge, maintenance of communal areas and communal grounds, window cleaning, lift maintenance and service, water rates, building insurance and sinking fund contribution)

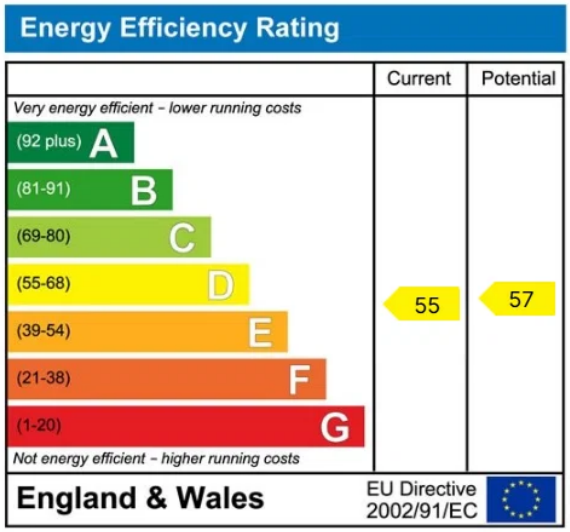
LOCAL SCHOOLS

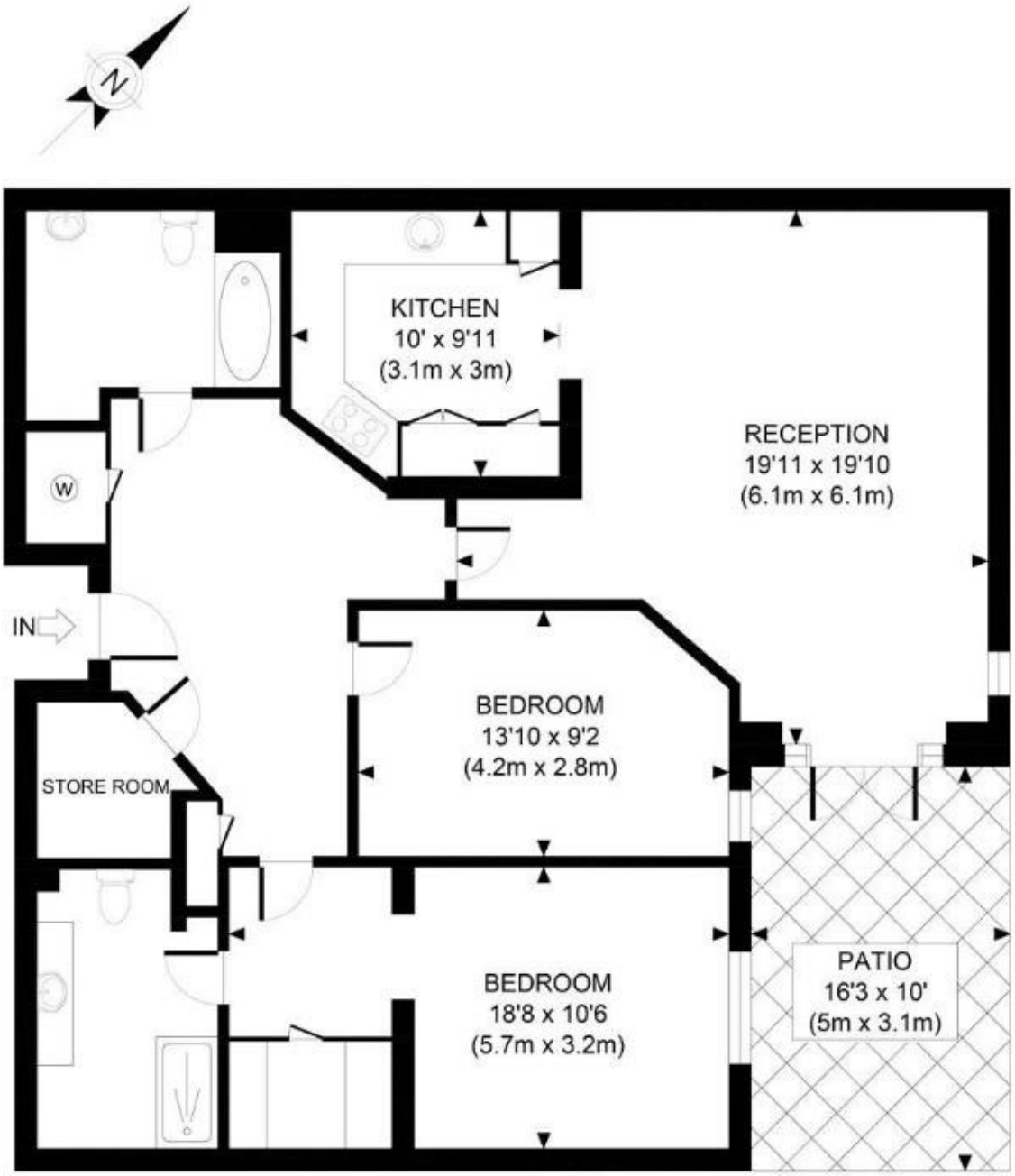
West Lodge Primary School - 0.28 miles
St John Fisher Catholic Primary School - 0.53 miles
Pinner High School - 0.68 miles
Nower Hill High School - 0.8 miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.4 Miles


Memorial Park
Pinner station
Gilbert Rd
West End Ave
Marsh Rd
Cecil Park
Northfield Ave
W End Ln
Hillcrest Ave
Voyage Care: 694 Pinner Road
Cheeky Chums
Pinner Bridge Club
Pinner West End Lawn Tennis Club
Vagabonds Tennis Club
Cuckoo Hill Rd
W End Ct
Meadow Rd
Eastcote Rd
Grove Ave
Marsh Rd
Cecil Park
Marsh Rd
GDN Decor
Rayners Ln
Pinner Village Gardens junior parkrun
River Pinn Open Space
W End Ln
Cannon Ln
Cranbourne Dr
Lloyd Ct
Grove Rd
Mount Dr
The Ridgeway
Winchester Dr
Eastcote Rd
Lyncroft Ave
Pinner Village Gardens
Colchester Dr
Malpas Dr
Whittington
Rayners Ln
Compton Rise
Eastcote Rd
FutureGen Tuition
Delhi Chowk


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) 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
55
57
England & Wales
EU Directive 2002/91/EC



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1086 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1086 SQ FT / 101 SQM

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.