

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

KINGSBRIDGE HOUSE, MARSH ROAD, PINNER, HA5 5LX



PRICE....£485,000....SHARE OF FREEHOLD

This bright and well presented contemporary ground floor two double bedroom, two bathroom (one en-suite) apartment (88.2 sq.m/949 sq.ft) is located in this convenient location a stone throw from Pinner Metropolitan Line Tube Station and the village centre with its vast array of shops, coffee houses, restaurants, Sainsburys Supermarket and Marks & Spencer Food Hall. The accommodation comprises of a communal entrance hall accessed by an entry phone terminal leading to own front door, 19'5ft open plan living room/dining room/kitchen with a Neil Lerner Kitchen with Quartz worktops, Siemens and Bosch appliances and Pergo Oak Flooring, dual aspect 14'10ft bedroom one with built-in wardrobes and door to Luxury en-suite shower room/WC, dual aspect 14'8ft bedroom two and luxury family bathroom. The property benefits from a long lease and from being sold chain free.

020 8866 0222







COUNCIL TAX

London Borough of Harrow - Band D - £2,162.80

LEASE & SERVICE CHARGE

125 year lease from and including 29th September 2015 (117 years remaining)

Service Charge - £516.32 per quarter/£2065.28 per annum until March 2023

Ground Rent - £62.50 per quarter/£250 per annum

LOCAL SCHOOLS

West Lodge Primary School - 0.3 miles

St John Fisher Catholic Primary School - 0.61 miles

Nower Hill High School - 0.73 miles

Pinner High School - 1.03 miles

LOCAL TRANSPORT

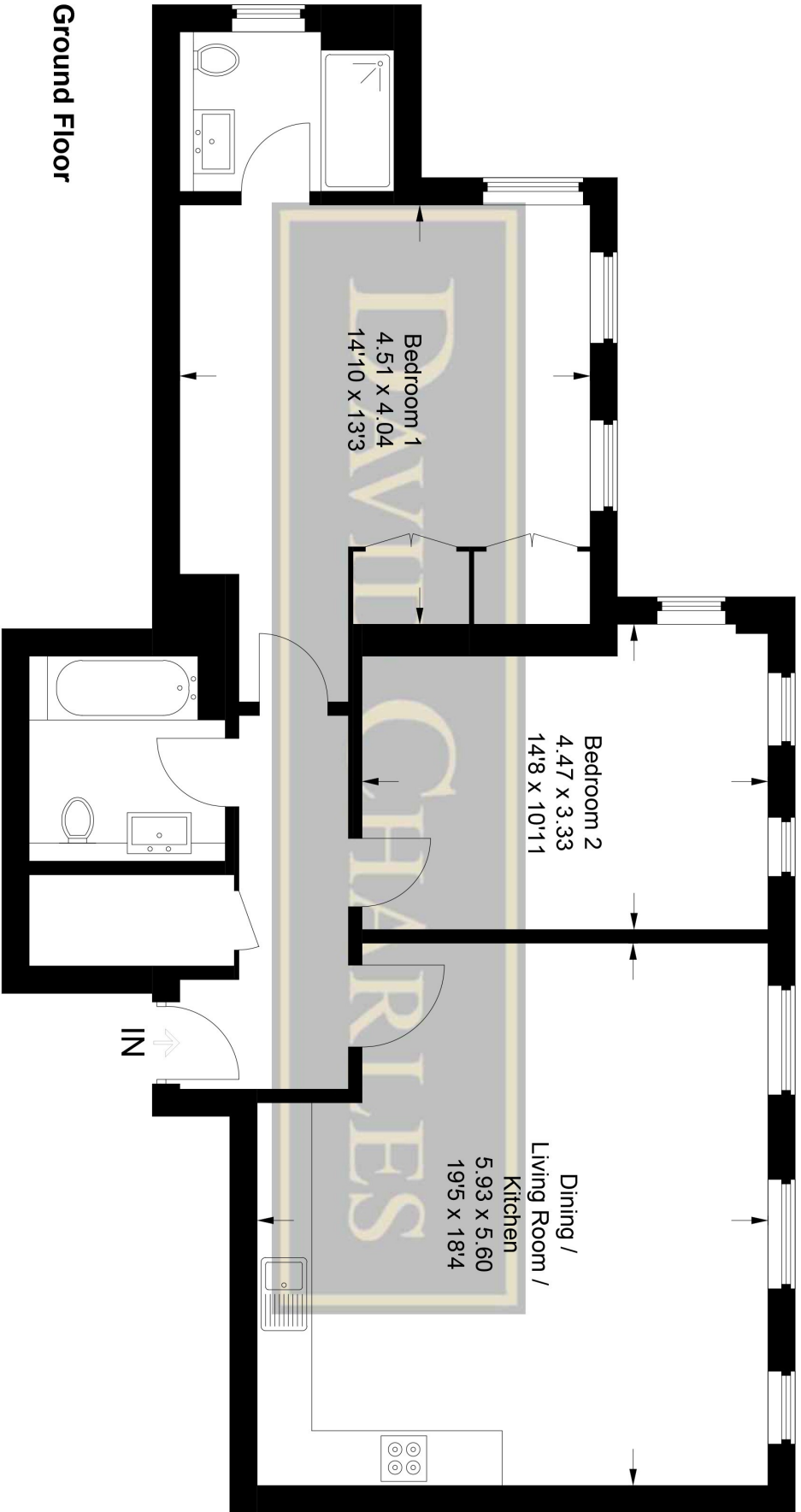
Pinner Tube Station (Metropolitan Line) - 272 ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(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	

Kingsbridge House, 130 Marsh Road Pinner

Approximate Gross Internal Area = 88.2 sq m / 949 sq ft



Ground Floor

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.

© CJ Property Marketing Ltd Produced for David Charles

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.