

# DAVID CHARLES

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## ALANDALE DRIVE, PINNER, MIDDLESEX, HA5 3UX



**PRICE....£325,000....LEASEHOLD**

This two bedroom ground floor garden maisonette (562 sq. ft/52.2 sq. m) is ideally located within half a mile of Northwood Hills shopping and transport facilities, including the Metropolitan Line Tube Station and is within the catchment area of Pinner Wood Primary School & Northwood High School (both Ofsted Outstanding). The property benefits from double glazing and gas central heating and a brand new 125 year lease. It requires updating internally which has been reflected in the competitive asking price. The accommodation includes a 13'7ft reception room, kitchen, 15'7ft double bedroom one, 12'2ft single bedroom two and a bathroom/WC. Outside there is a private 29ft rear garden with a westerly aspect. Offered with vacant possession.

**020 8866 0222**







## COUNCIL TAX

London Borough of Hillingdon - Band C - £1,735.45

## LEASE & SERVICE CHARGE

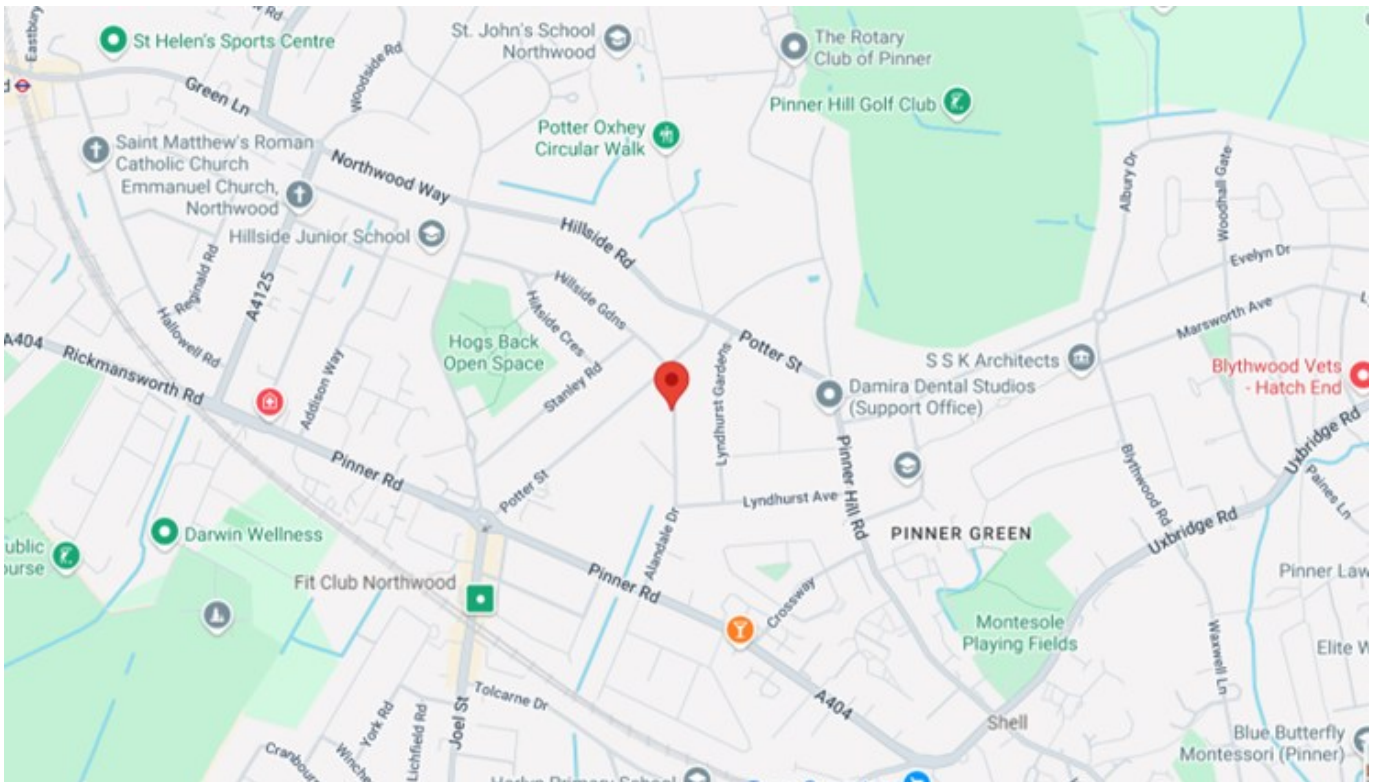
Lease - Brand New 125 Year Unexpired Term  
Ground Rent - Peppercorn

## LOCAL SCHOOLS

Hillside Infant & Junior School - 0.37 Miles  
Pinner Wood School - 0.38 Miles  
Northwood School - 0.27 Miles  
Haydon School - 0.82 Miles

## LOCAL TRANSPORT

Northwood Hills Station (Metropolitan Line) - 0.5 Miles

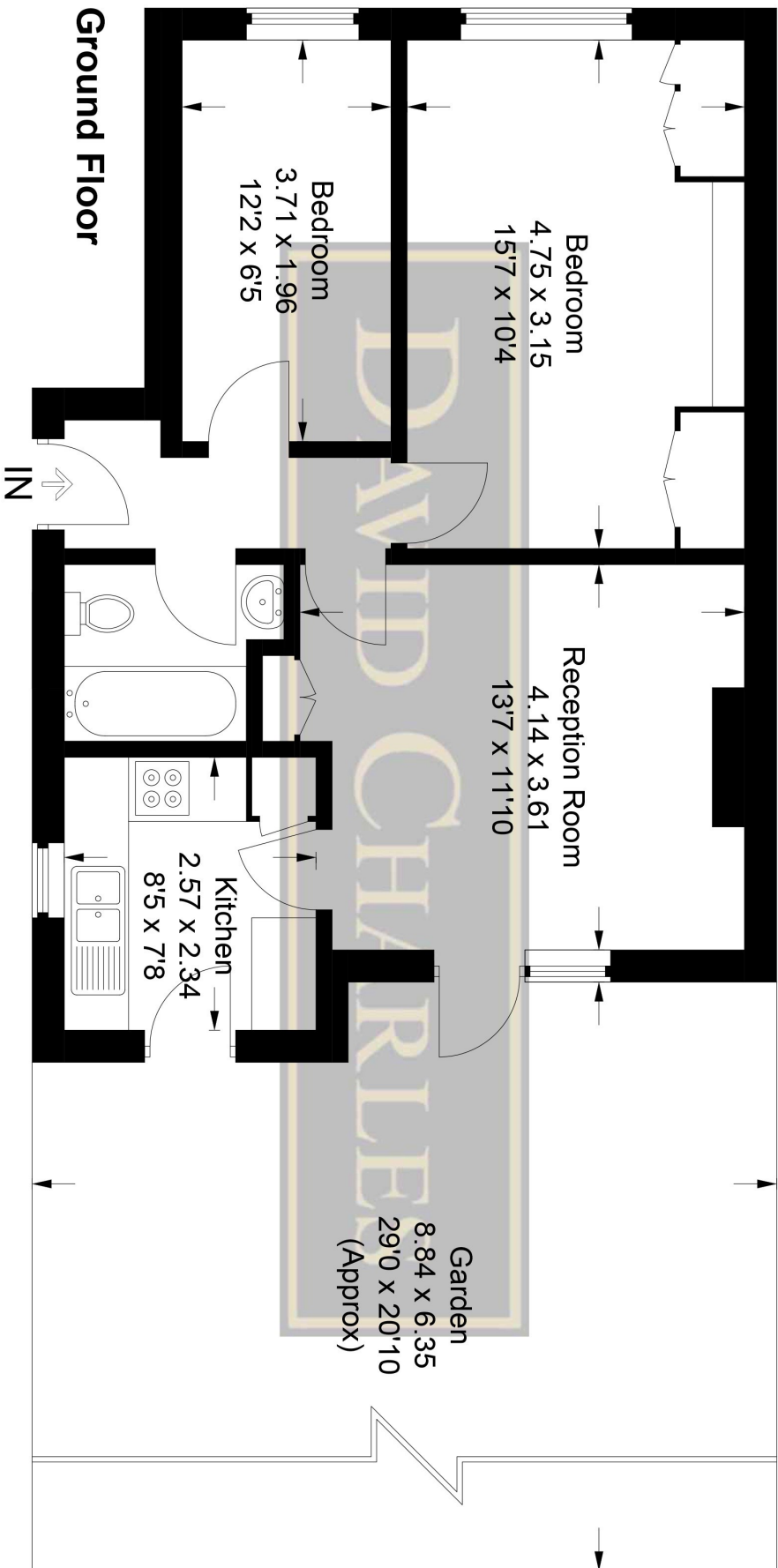


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Alandale Drive

Approximate Gross Internal Area = 52.2 sq m / 562 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.

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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.*