

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

VALLEY CLOSE, PINNER, MIDDLESEX, HA5 3UR



OFFERS IN EXCESS OF....£350,000....LEASEHOLD

This first floor two bedroom maisonette (624 sq.ft/58 sq.m) is set in this quiet cul de sac location within the school catchment areas of Pinner Wood Primary School and Northwood School. Northwood Hills Town Centre is also within walking distance with its selection of shops, restaurants, coffee houses, supermarkets and Metropolitan Line Tube Station. The accommodation comprises of own front door leading to staircase to the first floor landing, 13'8ft reception room with feature open fireplace, 9'5ft modern fitted kitchen, 12'1ft bedroom one with fitted wardrobes, 9'2ft bedroom two and fitted bathroom & WC. Outside there is off street parking for one car and 85ft own section of rear garden with a raised paved patio area with steps down to lawn and shrub borders. The property benefits from being sold with no upper chain, long lease of 175 years unexpired and low out goings.

020 8866 0222







COUNCIL TAX

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

LOCAL SCHOOLS

Pinner Wood Primary School - 0.35 Miles

Harlyn Primary School - 0.39 Miles

Northwood School - 0.17 Miles

Haydon School - 0.64 Miles

LOCAL TRANSPORT

Northwood Hills Metropolitan Line Station - 0.4 Miles

Pinner Metropolitan Line Station - 1.3 Miles

LEASE & BUILDING INSURANCE

Lease - 175 years

Building Insurance - £320 per annum

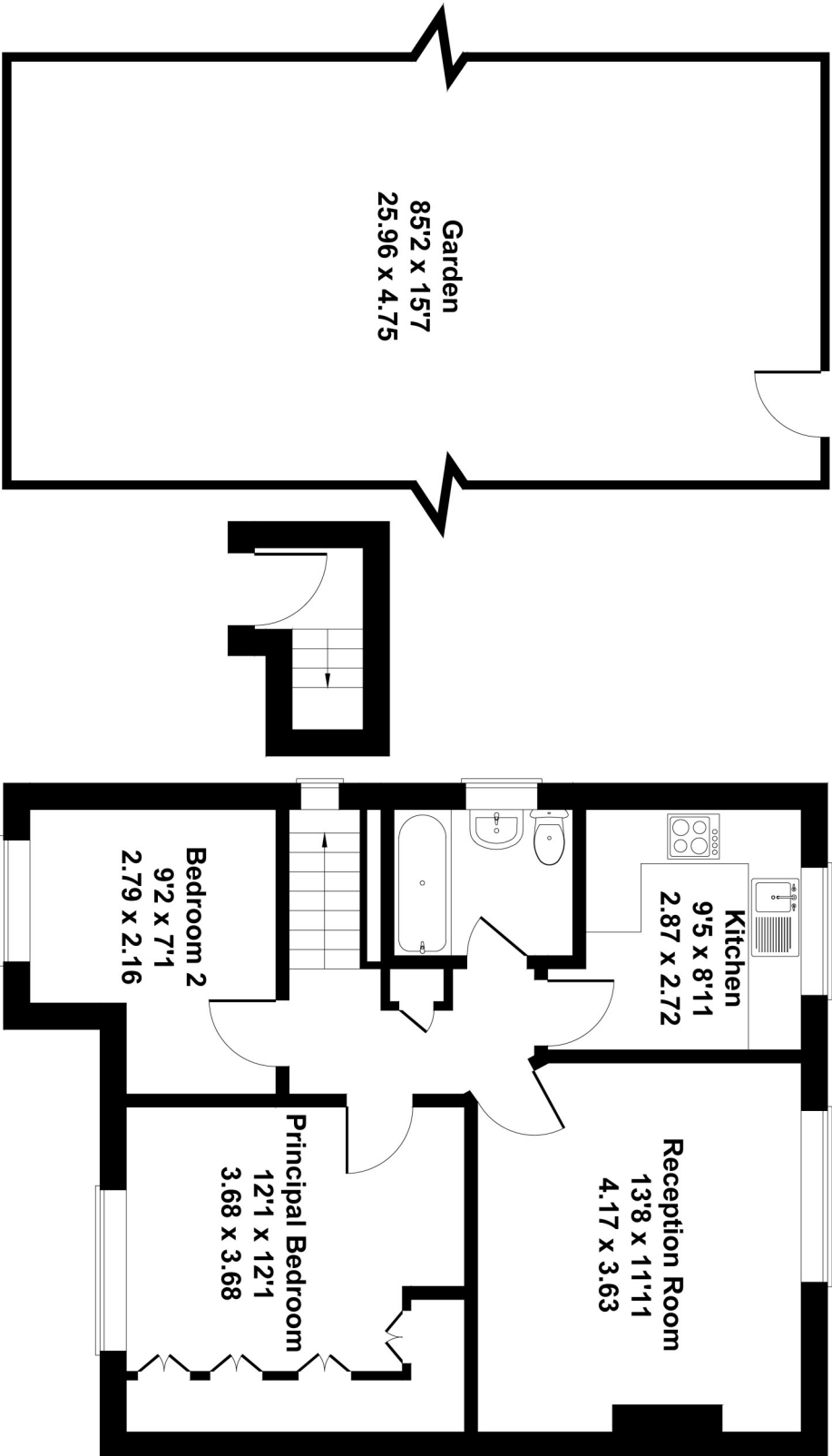


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Valley Close

Approximate Gross Internal Area
624 sq ft - 58 sq m



GROUND FLOOR FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.