



## **Charnwood Court, Pinner View, Harrow £325,000 Leasehold**

**A well presented top (second) floor two double bedroom purpose built apartment, situated within a prestigious modern development, with well maintained gardens, residents parking spaces and a security entry phone system. The property benefits from double glazed windows, a gas central heating system and a long lease of 100 years. North Harrow and West Harrow Metropolitan Line train stations can be found within a mile.**

**EPC Rating: C**  
**Council Tax Band:**

• Second Floor Purpose Built Flat • Two Double Bedrooms • Spacious Lounge • Modern Fitted Kitchen • Modern Fitted Bathroom • Double Glazed Windows • Gas Central Heating • Entry Phone System • Communal Gardens • Residents Parking



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### **FURTHER DETAILS**

The accommodation comprises of a spacious lounge, two double bedrooms, a modern fitted kitchen and a bathroom. Outside are well maintained communal gardens and residents parking. Further benefits include an entry phone system, double glazed windows and a gas central heating system.

### **LEASE INFORMATION**

The lease term is 125 years from 25th December 1999. Service Charge £120 p/m. Ground rent currently £195 p/a.

### **LOCATION**

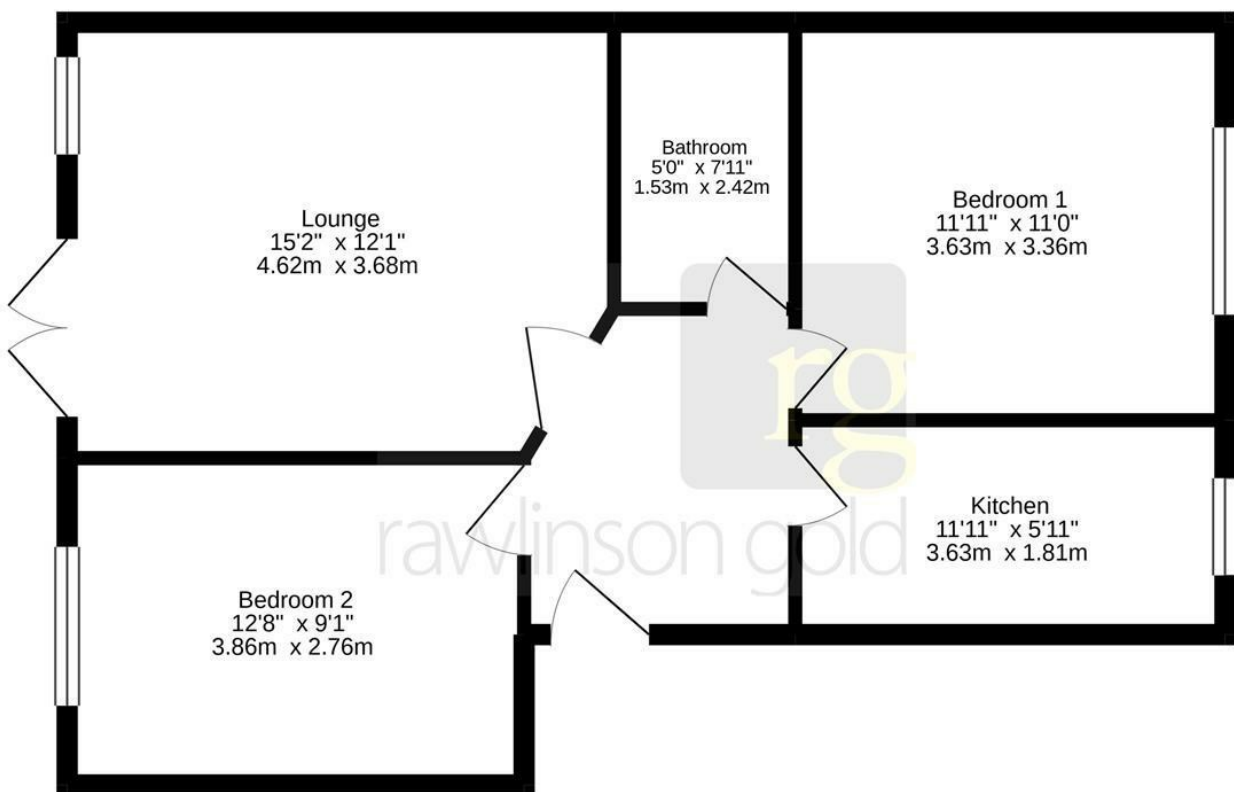
Charwood Court is located on Pinner View between Hide Road and Bolton Road . There are four train stations close by - Harrow On The Hill, North Harrow and West Harrow Metropolitan Line stations and Harrow & Wealdstone Bakerloo and London Overground station.

### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).



## Ground floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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