

DAVID CHARLES

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40 EASTCOTE ROAD, PINNER, MIDDLESEX, HA5 1DH



PRICE....£679,950....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).

020 8866 0222











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

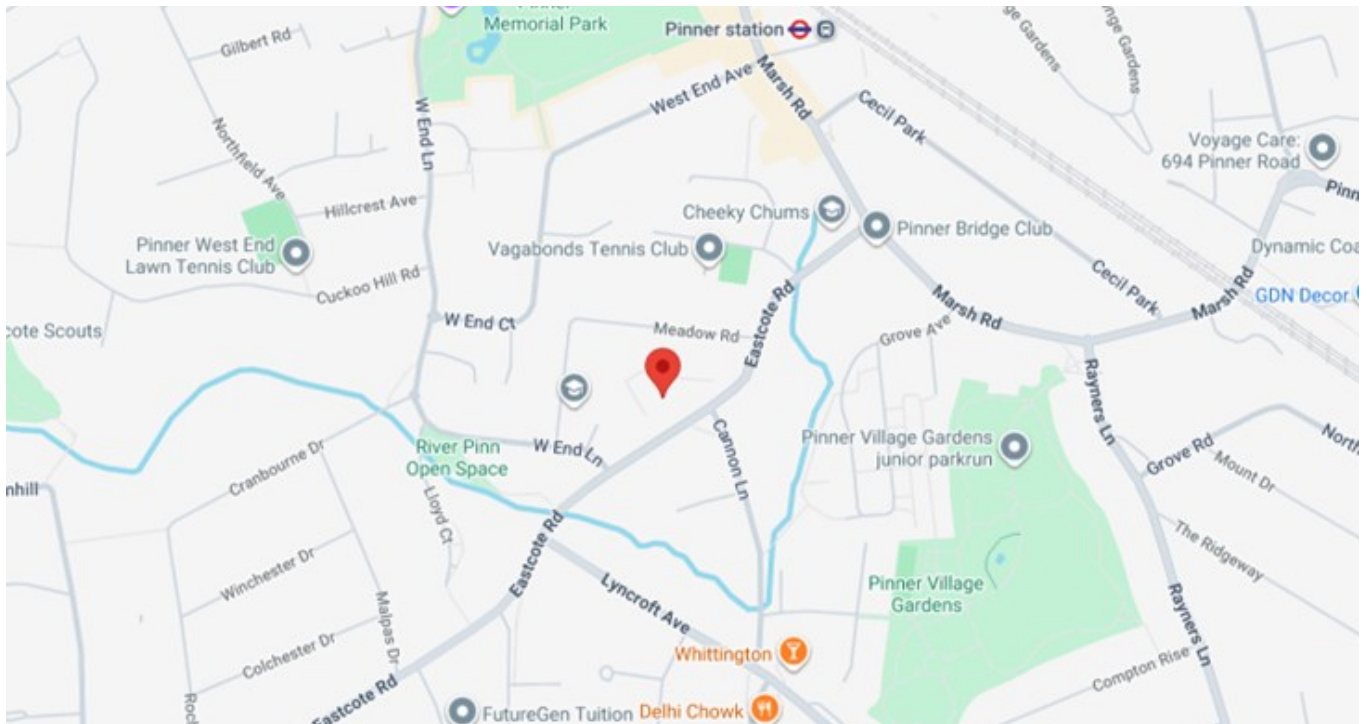
St John Fisher Catholic Primary School - 0.53 miles

Pinner High School - 0.68 miles

Nower Hill High School - 0.8 miles

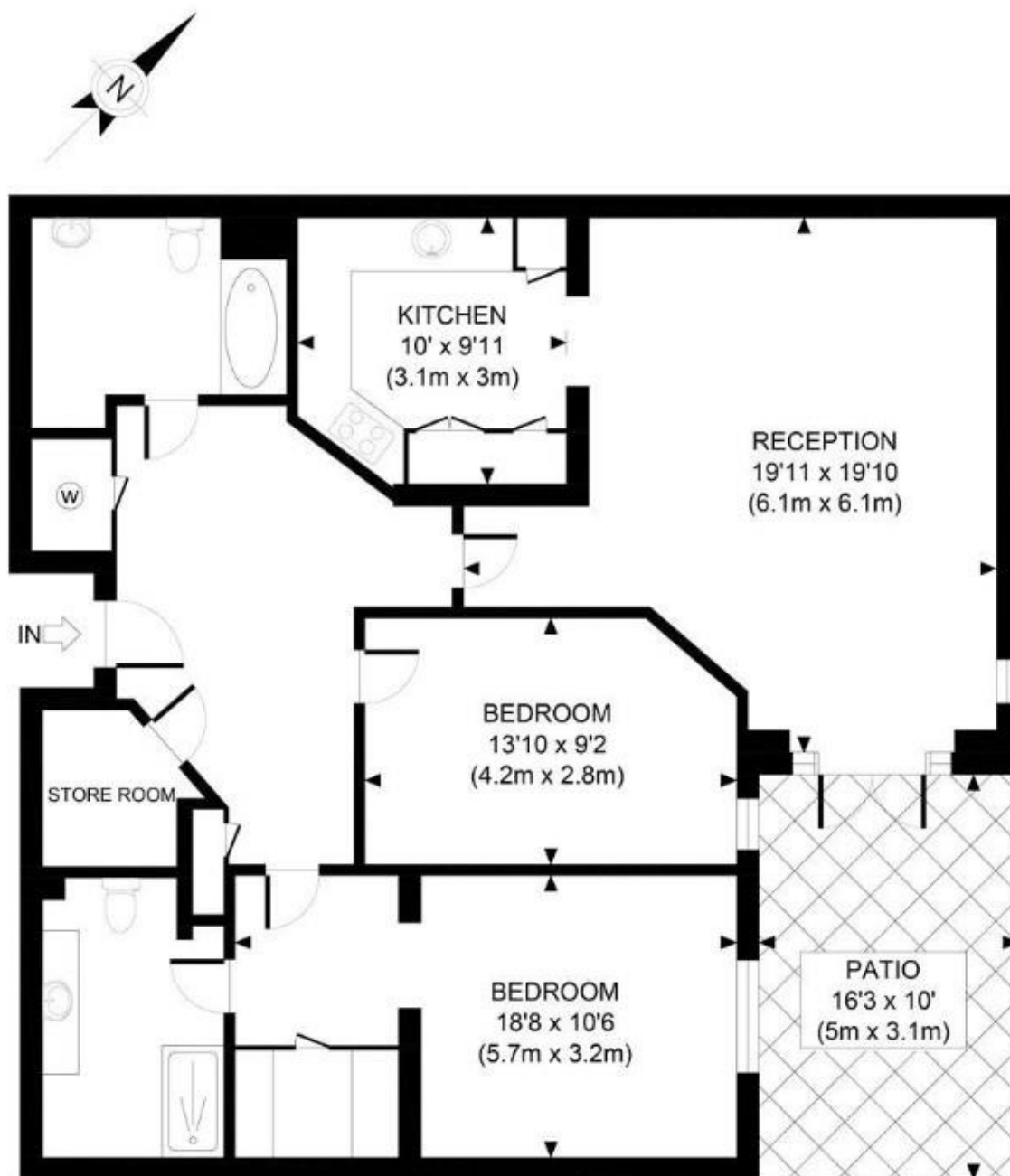
LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.4 Miles



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
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.