

# DAVID CHARLES

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## ELM PARK COURT, ELM PARK ROAD, PINNER, HA5 3LJ



**PRICE....£379,950....SHARE OF FREEHOLD**

This second floor two double bedroom purpose built apartment (731 sq.ft/67.9 sq.m) is set in this highly desirable Art Deco Grade II Listed development within half a mile of Pinner Town Centre with its array of shops, restaurants, coffee houses, supermarkets and Pinner Metropolitan Line Tube Station. It is also within walking distance to the highly regarded West Lodge Primary School. The accommodation comprises of an entry phone system that provides access to the communal hallway and stairs to second floor landing with own front door, private entrance hall, 17ft dual aspect living room with private balcony, 11'11ft modern fitted kitchen with fitted appliances, 14'2ft master bedroom, 13'2ft bedroom two, luxury fitted bathroom/WC. Outside there are attractive landscaped communal gardens and residents parking.

**The apartment benefits from a share in the freehold management company, this perks allows each shareholder to profit from between £500pa to £1,000pa reimbursement on the service charge.**

**020 8866 0222**









### **COUNCIL TAX**

London Borough of Harrow - Band D - £2,511.07

### **LEASE & SERVICE CHARGE**

Lease - 935 Years

Service Charge - £2,965.72 (including building insurance)

### **LOCAL SCHOOLS**

West Lodge Primary School - 0.41 miles

Pinner Wood School - 0.42 miles

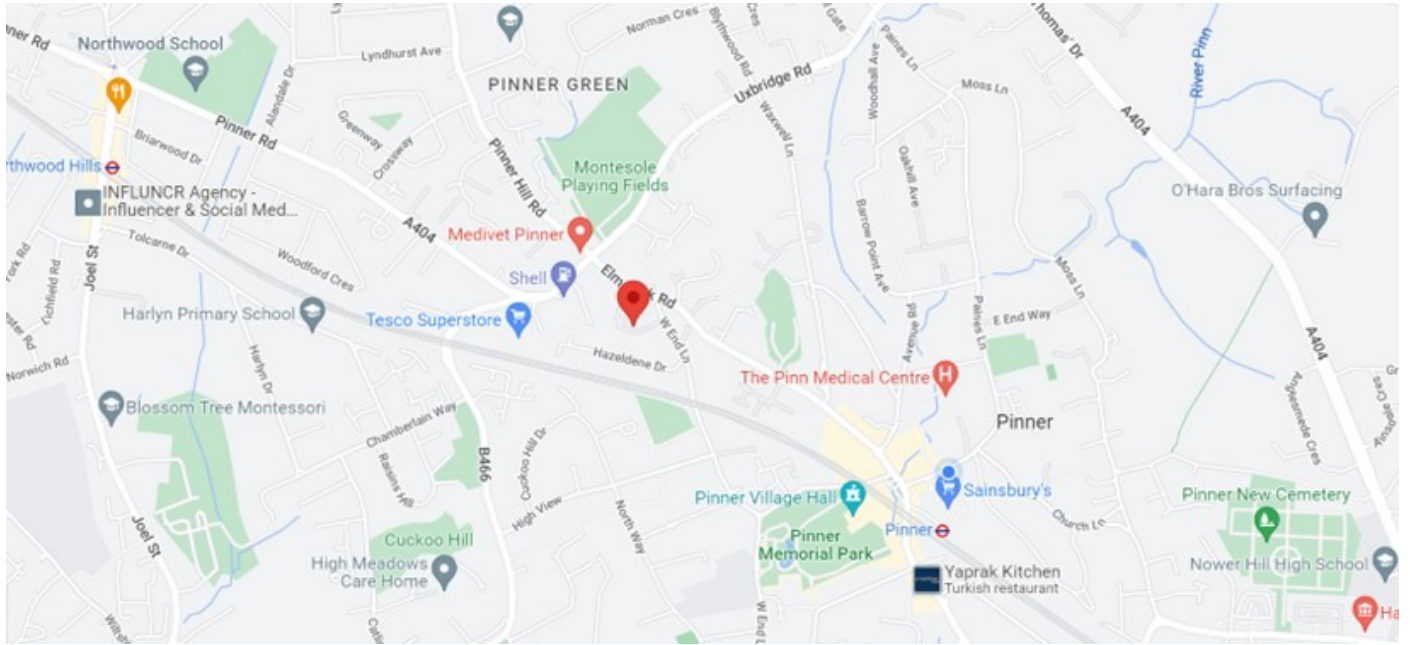
Northwood School - 0.73 miles

Nower Hill High School - 1.21 miles

### **LOCAL TRANSPORT**

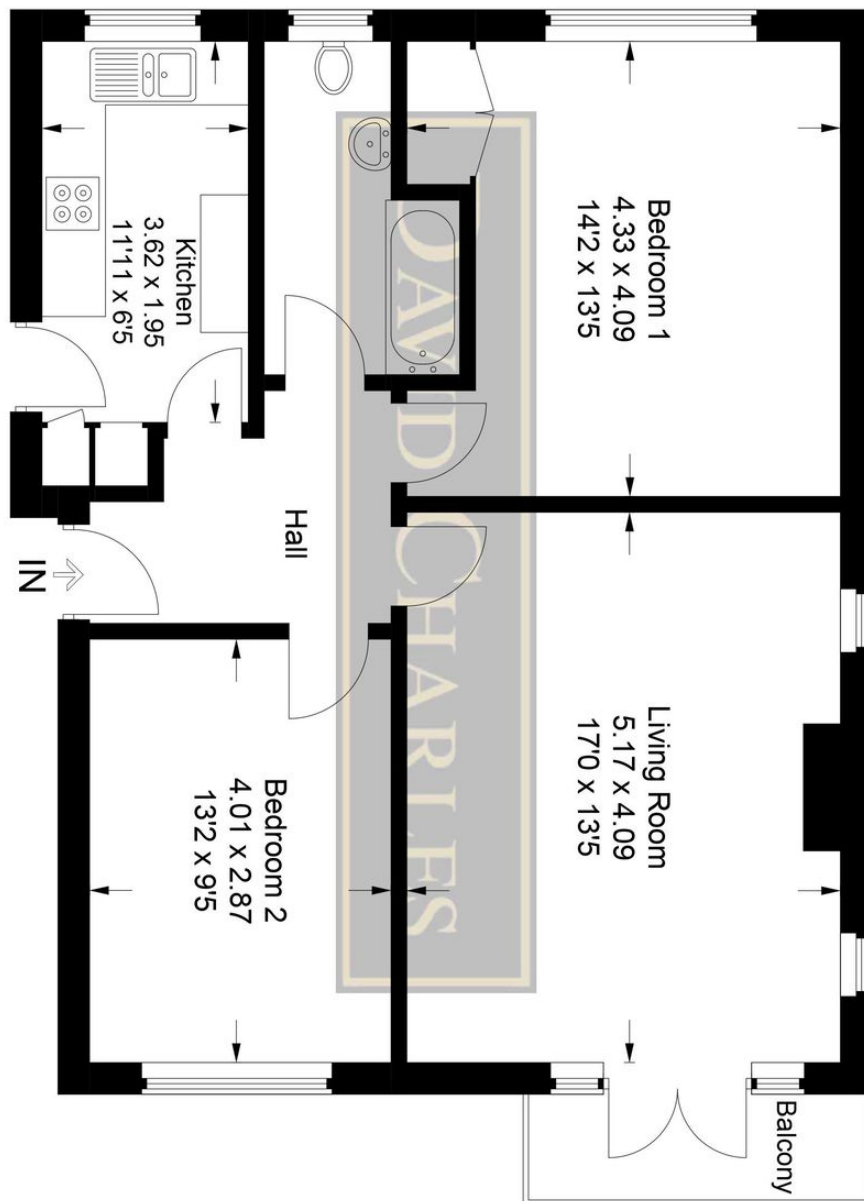
Pinner Station (Metropolitan Line) - 0.6 miles

Northwood Hills Station (Metropolitan Line) - 1.0 miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approximate Gross Internal Area  
67.9 sq m / 731 sq ft



## Second 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.

***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.*