



**AN EXCEPTIONAL TWO BEDROOM GROUND FLOOR APARTMENT AND SET
WITHIN ONE OF PINNER'S MOST PRESTIGIOUS PRIVATE DEVELOPMENTS**

40 Eastcote Road, Pinner, HA5 1DH

ROBSONS

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**GROUND FLOOR APARTMENT • TWO
DOUBLE BEDROOMS • TWO BATHROOMS
(ONE EN-SUITE) • CONTEMPORARY KITCHEN
• PART TIME CONCIERGE • DIRECT ACCESS
TO COMMUNAL GARDENS • PRIVATE AND
SECURE UNDERGROUND PARKING • 20' X 16'
LIVING ROOM • ONE OF PINNER'S MOST
LUXURIOUS PRIVATE DEVELOPEMENTS •
CHAIN FREE**

Description

This stunning two bedroom, two bathroom apartment is located in the prestigious 40 Eastcote Road development. The apartment is entered via a welcoming entrance hall with a useful storage cupboard. The spacious reception room is flooded with natural light and enjoys patio doors opening onto a private terrace with direct access to the beautifully landscaped communal gardens. Open to the reception room is the contemporary fitted kitchen, featuring a comprehensive range of cupboards, integrated appliances and worktop space.





The principal bedroom is a generous double, complete with fitted wardrobes and a stylish en suite shower room. A second well-proportioned bedroom provides excellent versatility for guests, family or a home office, and is served by a modern family bathroom.

Location

Pinner offers a wide choice of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner station, providing a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

Additional Information

Tenure: Leasehold

Term: 125 years from 1st July 2001

Ground Rent: £300 pa

Service Charge: £1,762.70 six monthly (includes: concierge, maintenance of communal areas and communal grounds, window cleaning, lift maintenance and service, water rates, building insurance and sinking fund contribution)

Local Authority: London Borough of Harrow

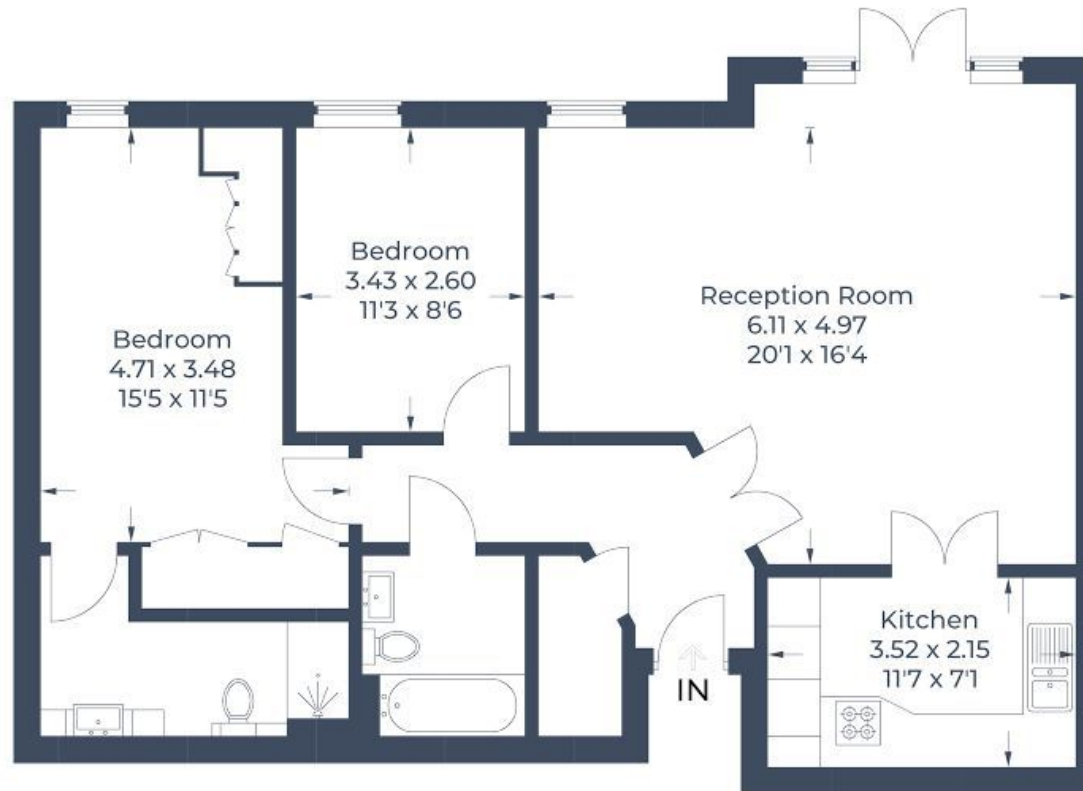
Council Tax Band: E

Energy Efficiency Rating: B

For additional information, please refer to www.robsonsworld.com or call us on: 020 8866 8083.



Approximate Gross Internal Area = 82.8 sq m / 891 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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