

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

BRIDGE STREET, PINNER, MIDDLESEX, HA5 3JF



PRICE....£399,950....LEASEHOLD

This spacious three bedroom split level maisonette (1,260 sq.ft/117.1 sq.m) is accessed via its own front door on Bridge Street and benefits from double glazing, a new lease and vacant possession. It is also within five minutes' walk of the train station, Marks & Spencer and Sainsburys supermarkets, numerous shops and restaurants and is within the catchment area of West Lodge School. Stairs lead to the first floor landing and hallway. There are two connecting reception rooms, a modern kitchen and a study/bedroom three on the first floor. The second floor has two double bedrooms and a family bathroom. Outside there is a 20' private roof terrace at the rear.

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COUNCIL TAX

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

LEASE & GROUND RENT

Lease - 125 years
Ground Rent - Peppercorn

BUILDING INSURANCE

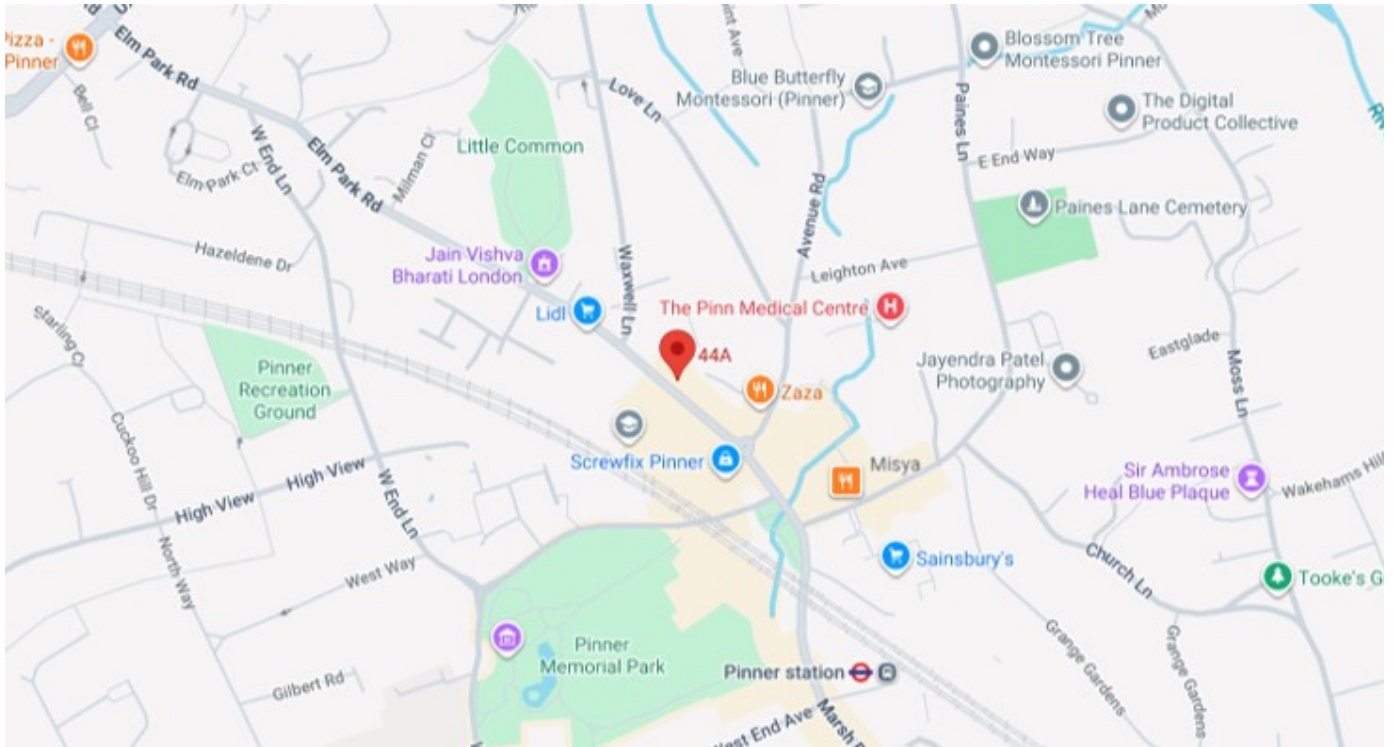
TBC

LOCAL SCHOOLS

West Lodge Primary School - 0.28 Miles
St John Fisher Catholic Primary School - 0.68 Miles
Nower Hill High School - 0.86 Miles
Pinner High School - 1.12 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.2 Miles



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Bridge Street

Approximate Gross Internal Area (Including Eaves)

Ground Floor = 3.3 sq m / 35 sq ft
 First Floor = 66.4 sq m / 715 sq ft
 Second Floor = 47.4 sq m / 510 sq ft
 Total = 117.1 sq m / 1,260 sq ft



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.

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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.