

# DAVID CHARLES

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## PINNER COURT, PINNER, MIDDLESEX, HA5 5RL



**PRICE....£375,000....SHARE OF FREEHOLD**

This bright and well presented two double bedroom first floor apartment (783 sq.ft/72.7 sq.m) is set in this impressive Grade II Listed Art Deco Development with attractive views over the central water feature and landscaped communal gardens. The property is ideally located within easy reach of Pinner & North Harrow Town Centres offering a vast array of shops, restaurants, coffee houses, supermarkets and the Metropolitan Line Tube Stations. The accommodation comprises of a communal entrance access via a video entry phone system and stairs leading to the first floor, own front door leading to a private entrance hall, 15'8ft reception room with 6'7ft private balcony, 12'11ft fitted kitchen, 13'10ft master bedroom with fitted wardrobes, 13ft bedroom two with fitted wardrobes and modern fitted bathroom/WC. Outside there are attractive landscaped communal gardens with a kitchen garden, and secure gated residence parking. The property benefits from a share of freehold and long lease of 948 years unexpired.

**020 8866 0222**













### **COUNCIL TAX**

London Borough of Harrow - Band C - £2,129.65

### **LEASE AND SERVICE CHARGE**

Lease - 948 years unexpired

Approximate Service Charge - £906.00 per quarter/£3,624 per annum (includes building insurance, maintenance of roof work, chimneys, communal gardens and communal areas, and window cleaning)

Approximate Reserve Fund - £527.65 per quarter/£2,110.60 per annum (for any proposed future works to the development)

### **LOCAL SCHOOLS**

St John Fisher Catholic Primary School - 0.21 miles

Pinner Park Primary School - 0.56 miles

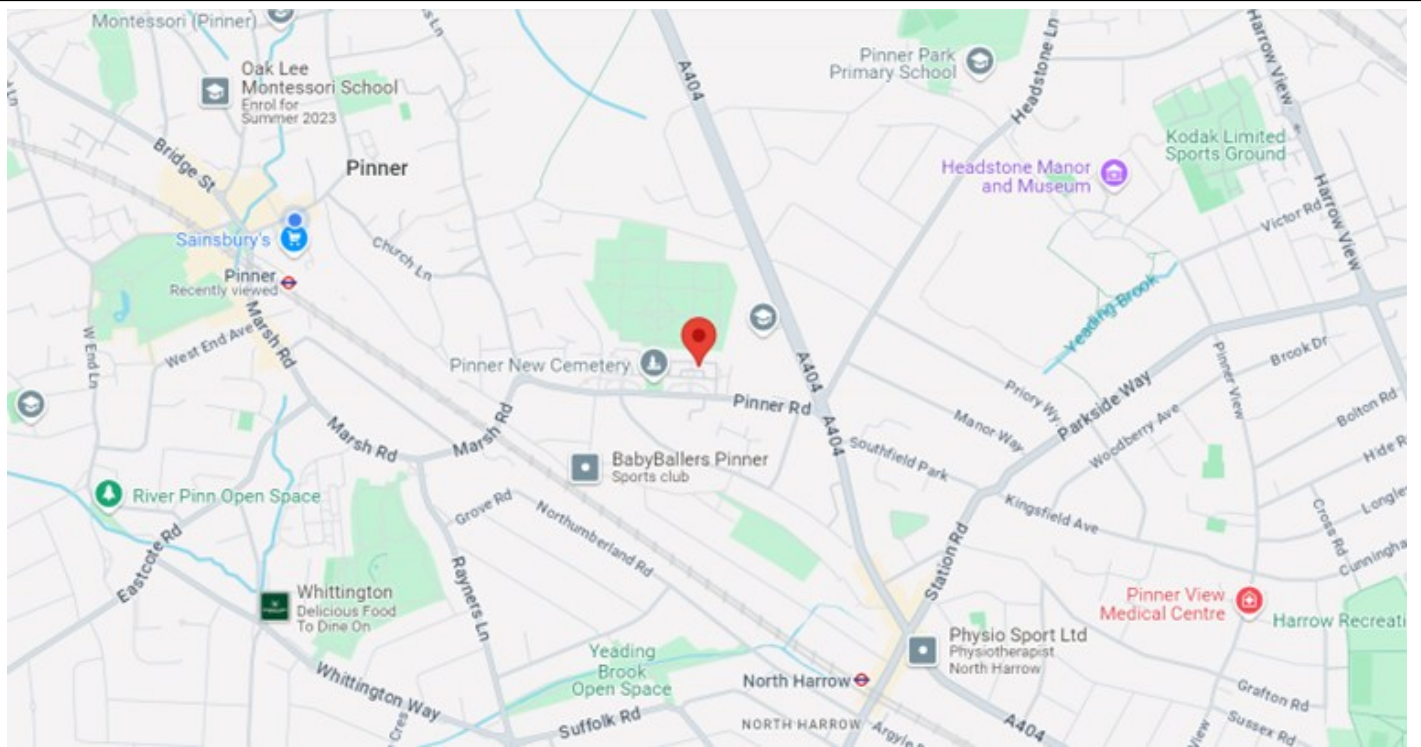
Nower Hill High School - 0.1 miles

Hatch End High School - 1.13 miles

### **LOCAL TRANSPORT**

North Harrow Tube Station (Metropolitan Line) - 0.7 miles

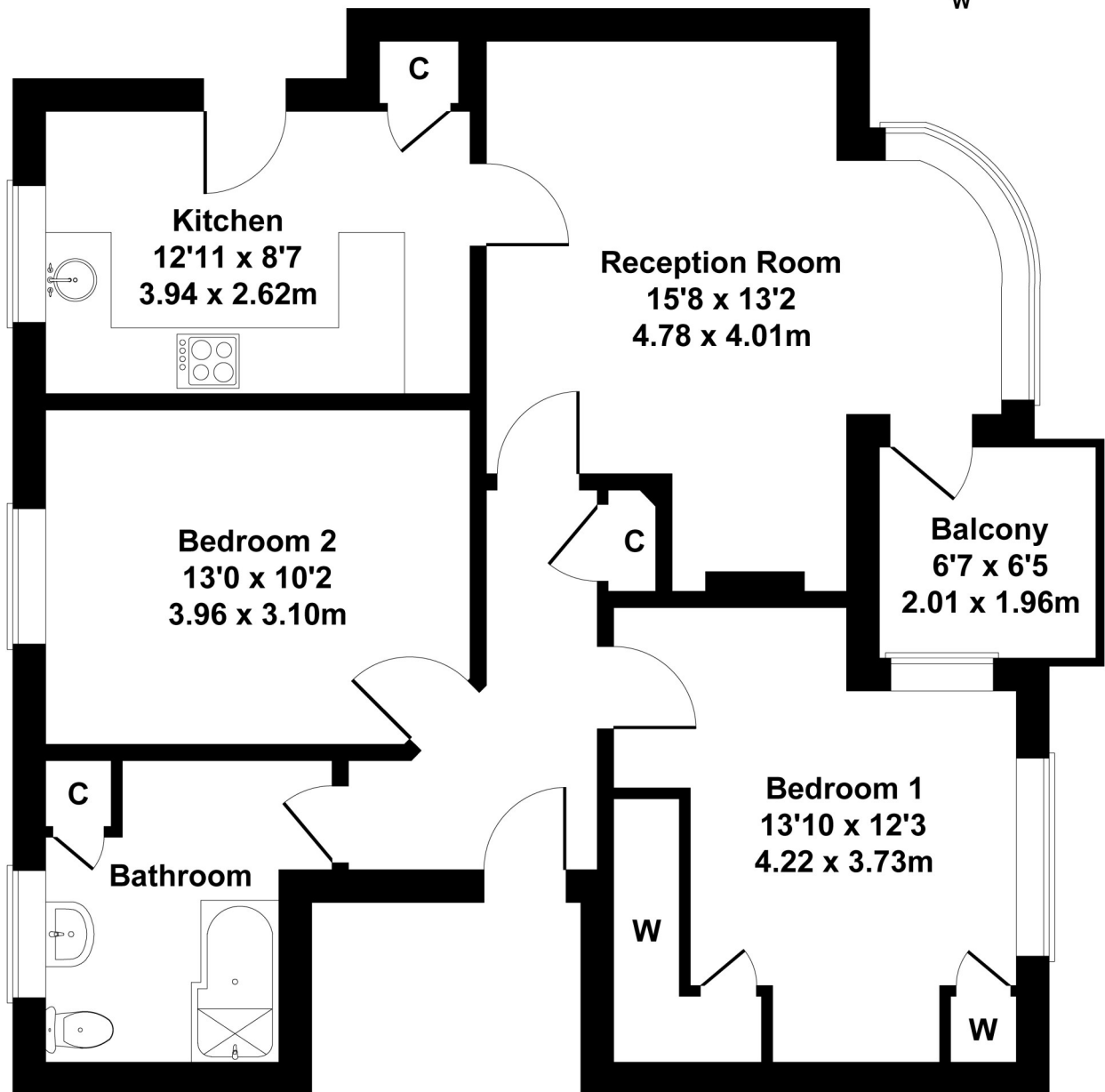
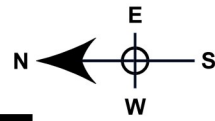
Pinner Tube Station (Metropolitan Line) - 0.9 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

# Pinner Court, Pinner

Approximate Gross Internal Area  
775 sq ft - 72 sq m



## SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**

*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.*