

DAVID CHARLES

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BRIDGE STREET, PINNER, MIDDLESEX, HA5 3EH

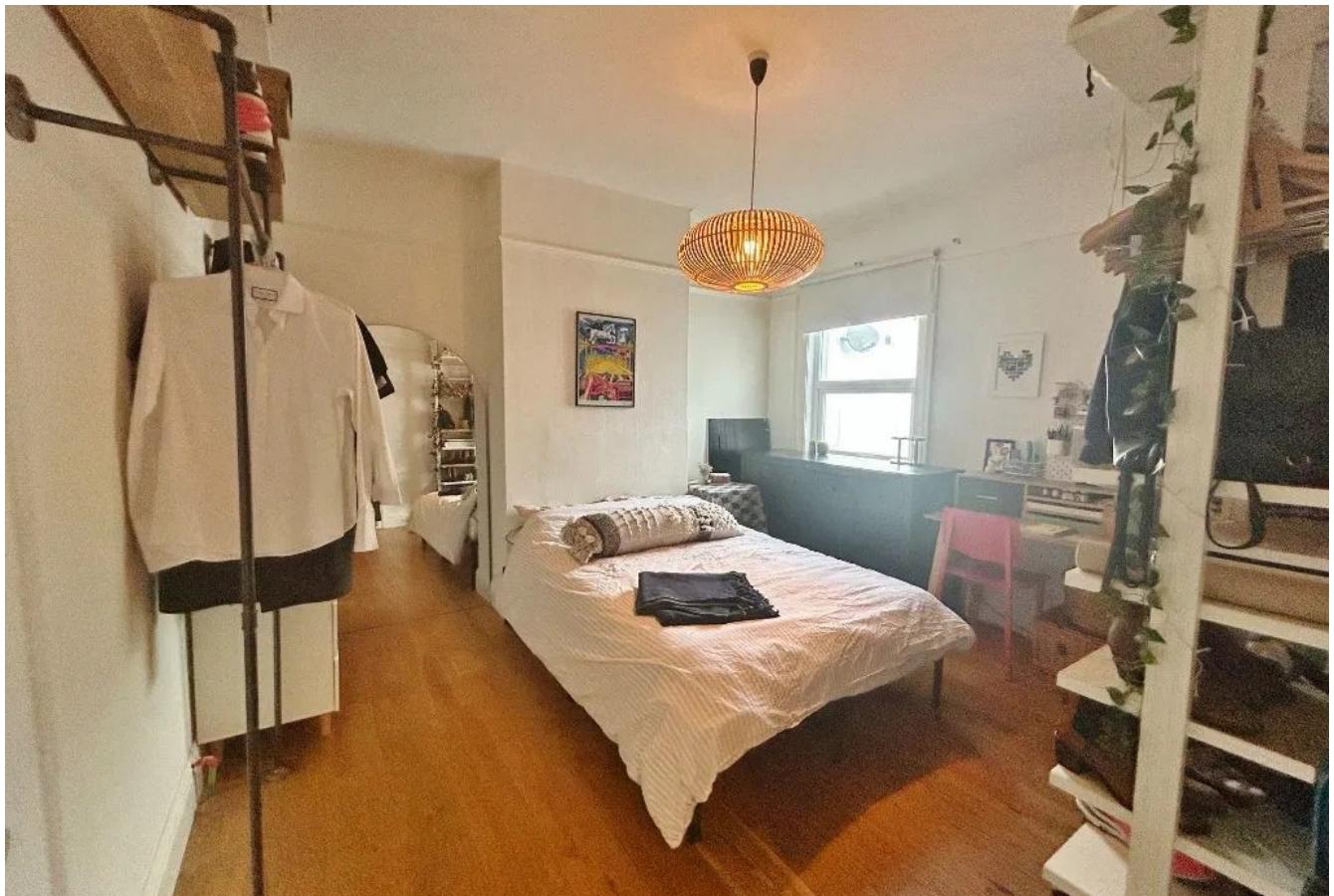


PRICE....£475,000....LEASEHOLD

This bright and well presented three double bedroom duplex apartment (1206 sq. ft/112 sq. m), has been modernised throughout to a high standard by the current vendors. It is ideally located in the heart of Pinner Town Centre offering a large selection of shops, restaurants, cafés and supermarkets (including Marks & Spencer Food Hall, Sainsbury's, and Lidl). Pinner Memorial Park and the Metropolitan Line Tube Station are within five minutes' walk. The spacious accommodation includes an 18ft reception room with a bay fronted leaded window and wood flooring, a modern fitted kitchen, three double bedrooms and a bathroom with a separate WC. The property benefits from a private roof terrace, a long lease of 108 years unexpired and low outgoings.

020 8866 0222







COUNCIL TAX

London Borough of Harrow - Band D - £2,395.86

LEASE

Lease - 108 years unexpired

BUILDING INSURANCE

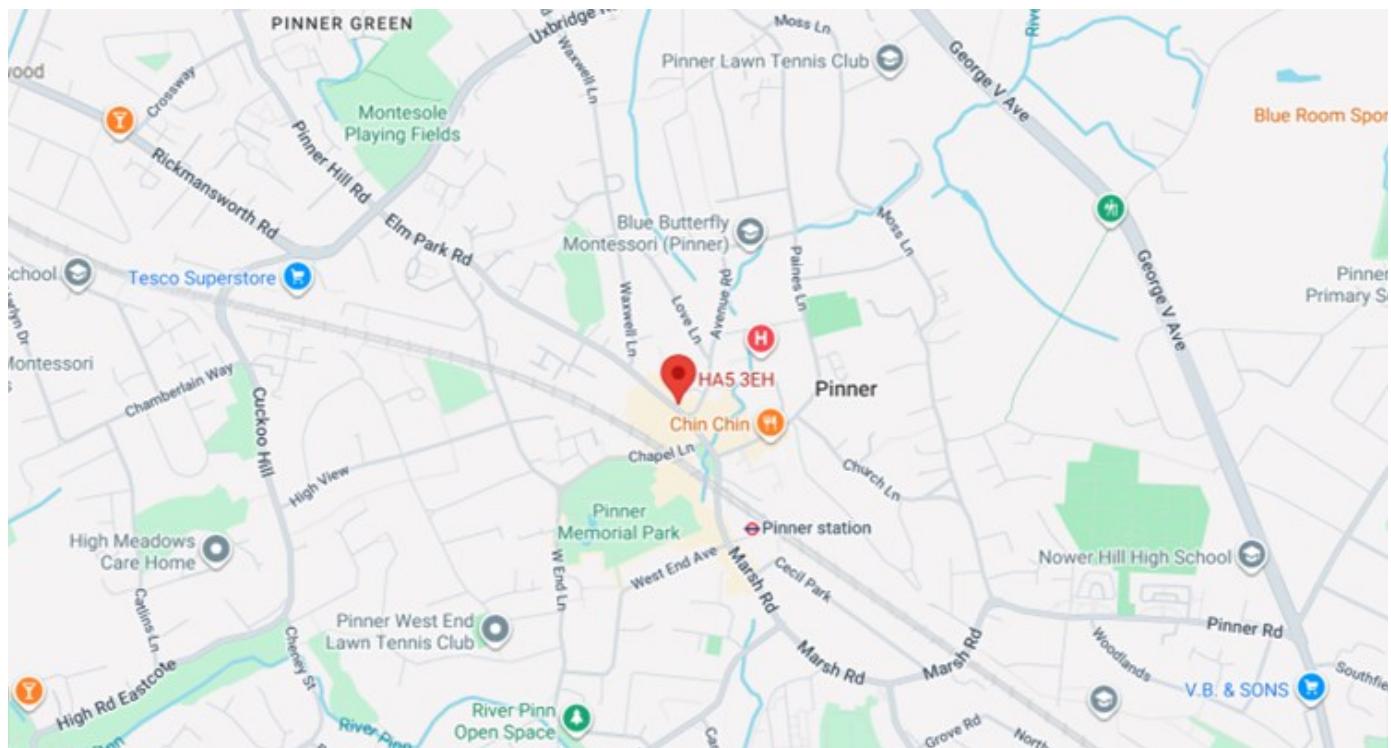
Approximately £350 pa

LOCAL SCHOOLS

West Lodge Primary School - 0.27 Miles
St John Fisher Catholic Primary School - 0.64 Miles
Nower Hill High School - 0.82 Miles
Pinner High School - 1.09 Miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.2 Miles

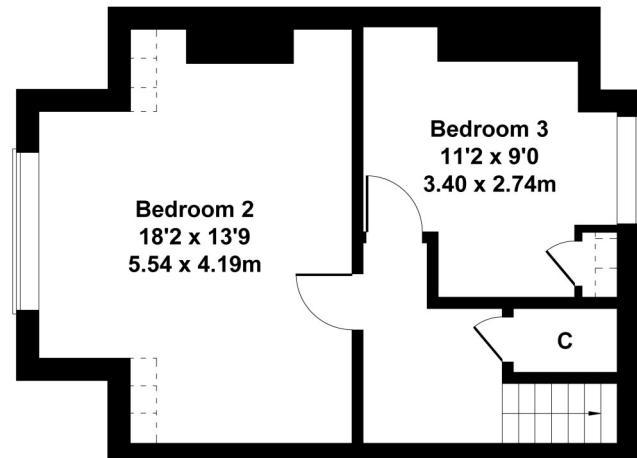


Energy Efficiency Rating

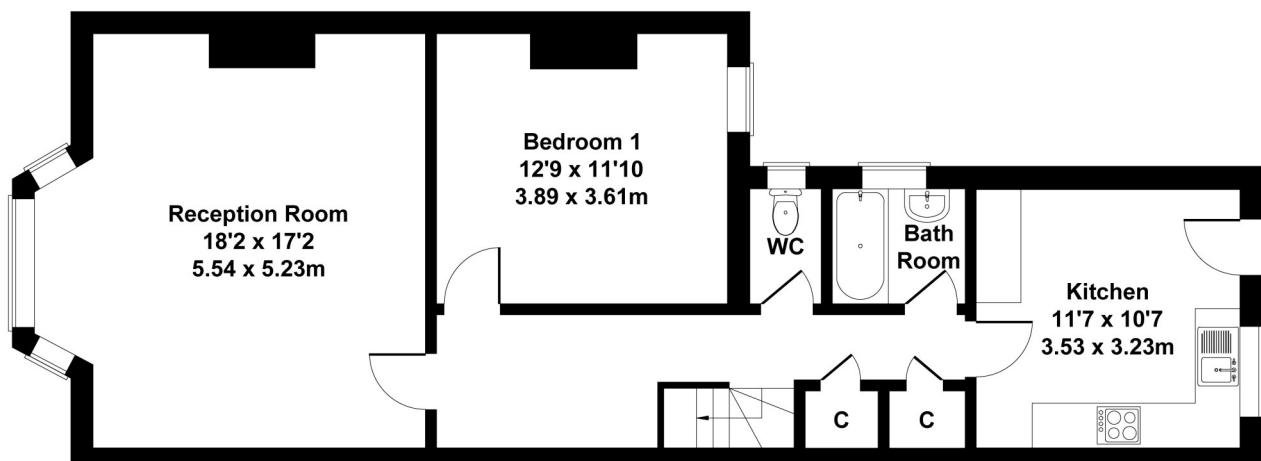
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Bridge Street

Approximate Gross Internal Area
1206 sq ft - 112 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
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.