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WINSLOW CLOSE, EASTCOTE, MIDDLESEX, HA5 2QX



PRICE....£700,000....SHARE OF FREEHOLD

This larger than average three double bedroom, two bathroom duplex penthouse apartment (1,867 sq.ft/173.4 sq.m) is set within The Forresters a luxurious gated development on 6.23 acres surrounded by substantial landscaped communal gardens with a caretaker on site. The property is ideally located within walking distance to Eastcote Town Centre with its array of shops, restaurants, coffee house, supermarkets and Metropolitan/Piccadilly Line Tube Station. The A40/M40 motorway is within approximate 15 minutes' drive (3.5 miles) giving easy access to Central London and the home counties. The accommodation comprises of a communal front door access by entry phone system with stairs and a lift leading to the third floor, own front door leading to a large entrance hall, 14'3ft master bedroom with an extensive range of fitted wardrobes and modern fitted en-suite bathroom/WC, 14'8ft bedroom two with fitted wardrobes, 11'11ft bedroom three, and modern fitted family bathroom/WC. On the fourth, there is 21ft x 19ft reception room with eave storage and sliding door to a private balcony overlooking the communal gardens, 15'9 dining room with sliding door to private balcony and a 17'2ft modern fitted kitchen/breakfast room. Outside there is a 26'8ft double tandem garage and visitors parking. The apartment also benefits from a share of freehold and an unexpired lease of 959 years.

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COUNCIL TAX

London Borough of Hillingdon - Band F - £2,954.55

LEASE & SERVICE CHARGE

Lease - 959 years

Service Charge - £1,250.88 per quarter/£5,003.52 per annum (including building insurance)

Ground Rent - £200.00 per annum

LOCAL SCHOOLS

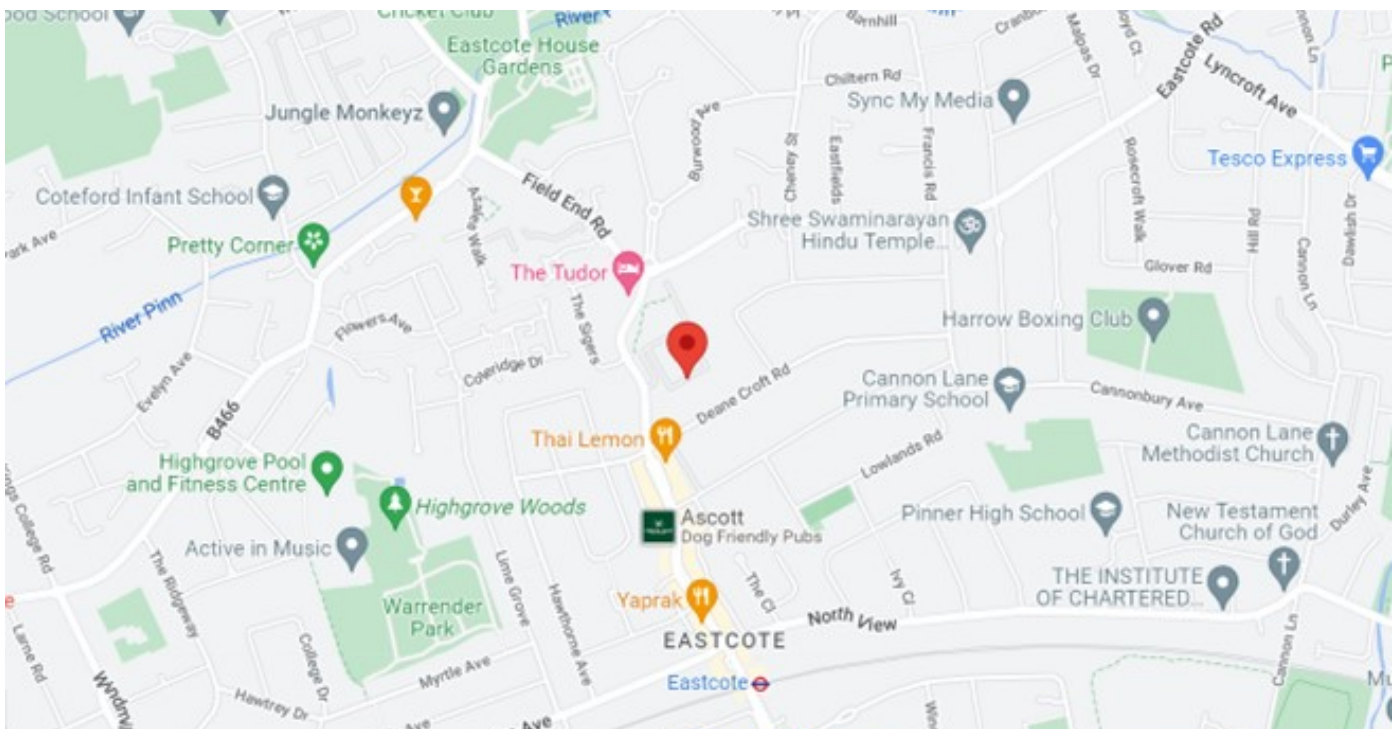
Cannon Lane Primary School - 0.7 Miles

Bishop Ramsey C of E School - 0.8 Miles

Pinner High School - 1.0 Miles

LOCAL TRANSPORT

Eastcote Station (Metropolitan/Piccadilly Line) - 0.6 Miles



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	68
England & Wales	EU Directive 2002/91/EC	

The Foresters, Winslow Close

Approximate Gross Internal Area

Ground Floor = 75.6 sq m / 814 sq ft

First Floor = 97.8 sq m / 1,053 sq ft

Garage = 21.9 sq m / 236 sq ft

Total = 195.3 sq m / 2,103 sq ft
(Excluding Eaves)



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.