

DAVID CHARLES

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ELM PARK COURT, ELM PARK ROAD, PINNER, HA5 3LJ



PRICE....£497,500....SHARE OF FREEHOLD

This rarely available two/three bedroom, two bathroom penthouse apartment (940 sq.ft/87.3 sq.m) is in the highly sought-after Art Deco development of Elm Park Court in Pinner. It offers naturally bright and spacious accommodation with far reaching views of the surrounding area and has no upper chain. The 18' x 12'9" living room has a small balcony and double doors to the dining room/bedroom three. There is a modern kitchen with Corian worktops and integrated appliances, two further bedrooms and a shower room. Bedroom one benefits from an en-suite bathroom and French doors lead to an impressive private roof terrace providing a wonderful extension to the living area, ideal for al fresco dining, entertaining guests, or simply relaxing in the sunshine. Elm Park Court itself is a distinguished development, renowned for its attractive communal gardens which feature a beautiful central water fountain, providing a tranquil setting for residents. It also benefits from residents' parking in the development and garages available to let. The property is ideally located within half a mile of Pinner town centre, offering a wide selection of shops, cafes, restaurants and the Metropolitan Line train station (Baker Street within 25 minutes). The apartment benefits from a share in the freehold management company, this allows each shareholder to profit from between £500 to £1,000 reimbursement of the service charge per year.

020 8866 0222









COUNCIL TAX

London Borough of Harrow - Band E - £3,069.09

LEASE & SERVICE CHARGE

Lease - 935 Years

Service Charge - £902.79 per quarter (including building insurance)

LOCAL SCHOOLS

West Lodge Primary School - 0.41 miles

Pinner Wood School - 0.42 miles

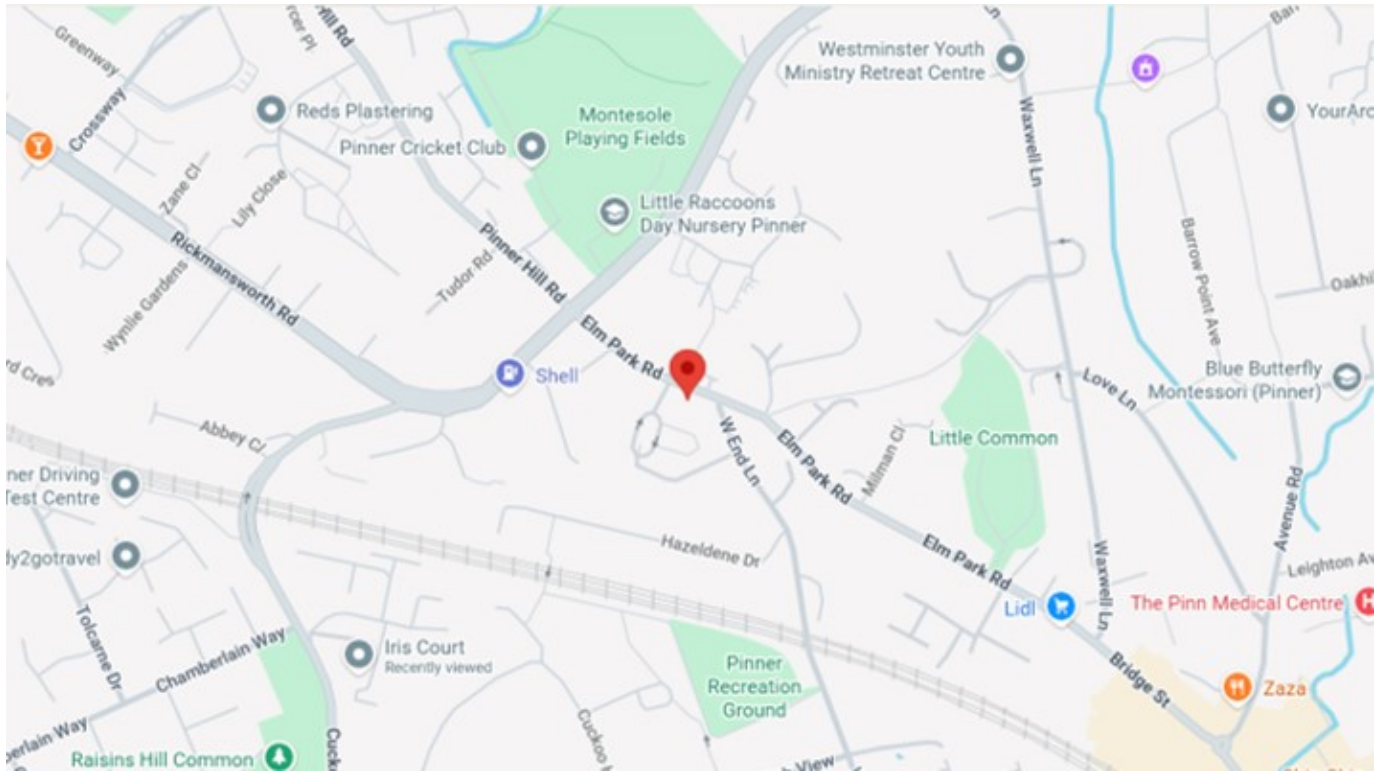
Northwood School - 0.73 miles

Nower Hill High School - 1.21 miles

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.6 miles

Northwood Hills Station (Metropolitan Line) - 1.0 miles



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

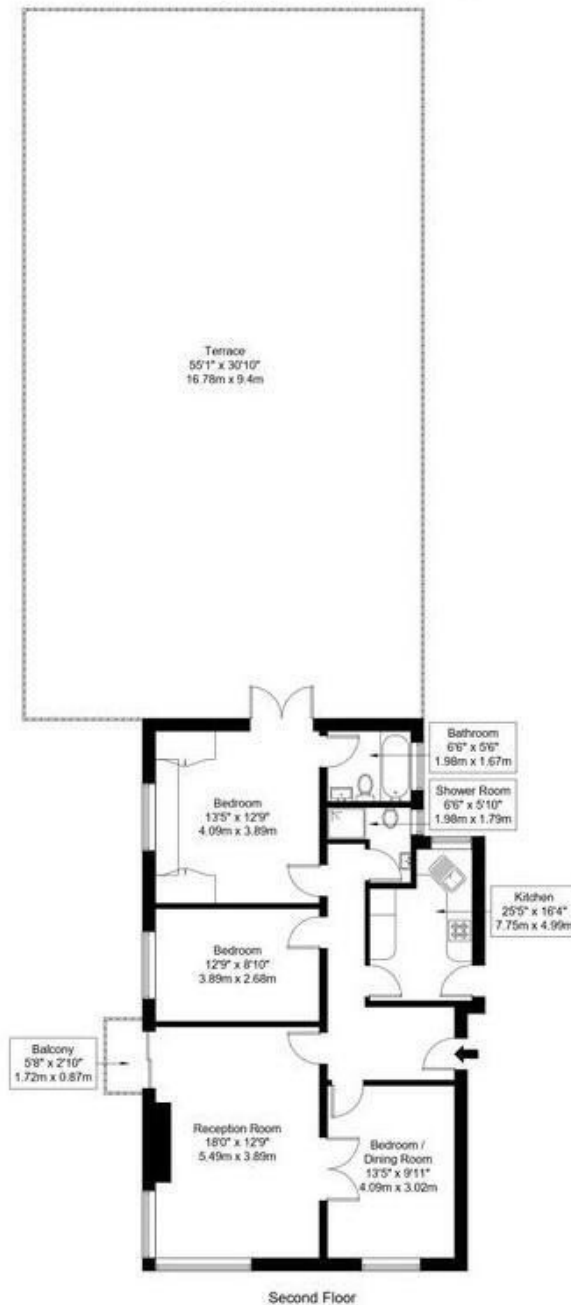
Elm Park Court, HA5 3LJ

Approx Gross Internal Area = 87.3 sq m / 940 sq ft

Balcony = 1.5 sq m / 16 sq ft

Terrace = 157.7 sq m / 1697 sq ft

Total = 246.5 sq m / 2653 sq ft



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.