

# DAVID CHARLES

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## THE CLOSE, PINNER, MIDDLESEX, HA5 1PH



**PRICE....£329,950....LEASEHOLD**

A well presented one double bedroom ground floor garden maisonette (484 sq.ft/45 sq.m) is located in this highly desirable cul de sac within minutes' walk of Eastcote town centre with its array of shops, restaurants, coffee houses, supermarkets and Metropolitan/Piccadilly Line Tube Stations. The accommodation comprises of own front door leading to own entrance hall, 13'5ft living room with bay window and feature fireplace, 11'8ft double bedroom with fitted wardrobes, 11'11ft modern fitted kitchen and a modern shower room/WC. Outside there is shared driveway with off street parking, and private approximate 50ft rear garden mainly laid to lawn. The property benefits from being chain free, long lease of 109 years unexpired and low outgoings.

**020 8866 0222**













## COUNCIL TAX

London Borough of Hillingdon - Band C - £1,735.45

## LEASE & GROUND RENT

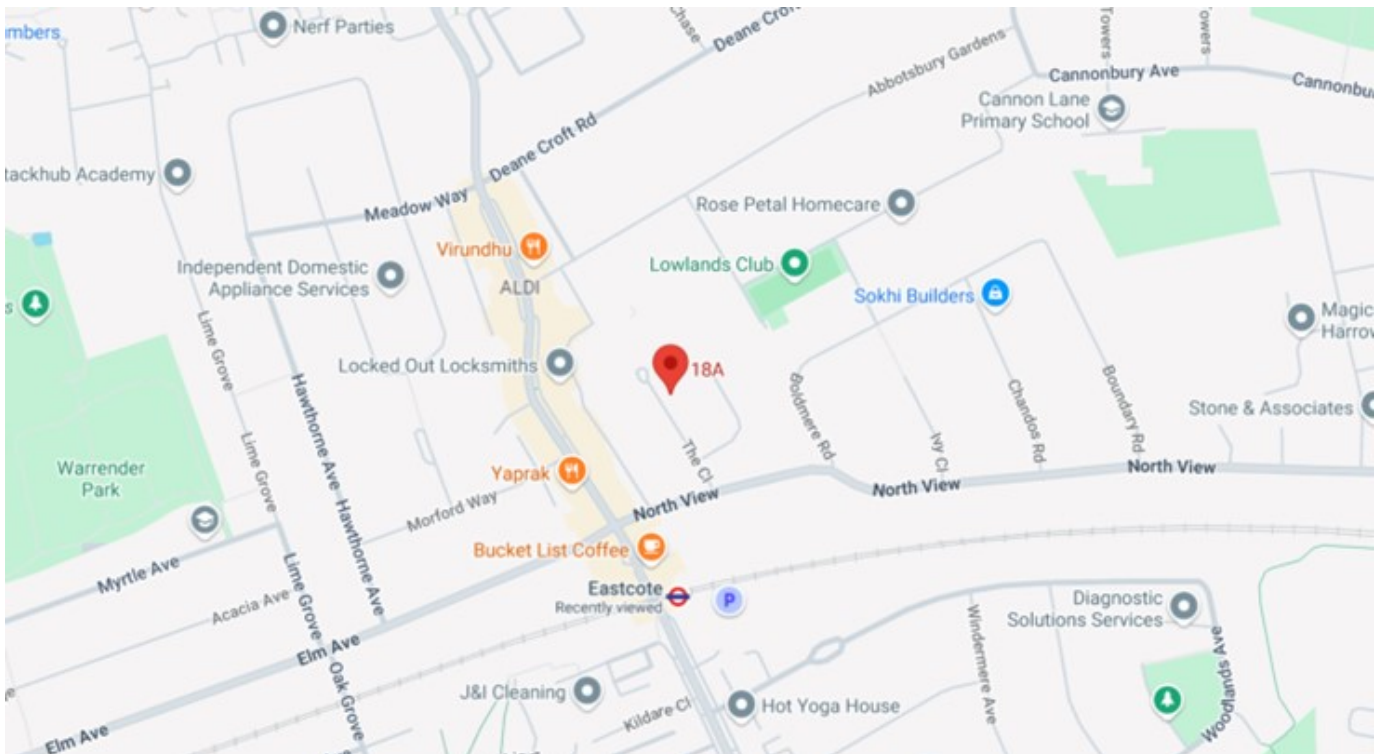
Lease - 109 years  
Building Insurance - £500 per annum  
Ground Rent - £50 per annum

## LOCAL SCHOOLS

Newnham Junior School - 0.38 miles  
Cannon Lane Primary School - 0.4 miles  
Pinner High School - 0.44 miles  
Bishop Ramsey CofE School - 0.49 miles

## LOCAL TRANSPORT

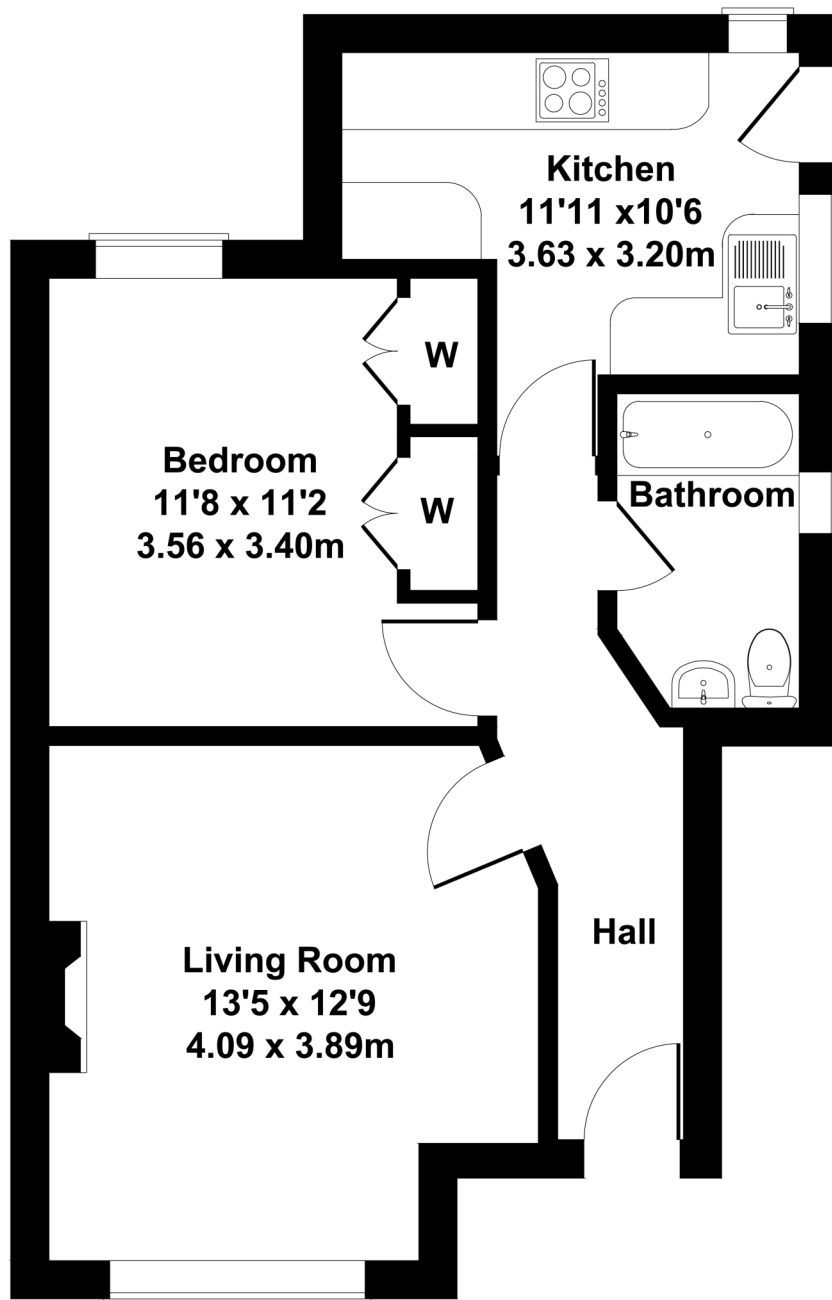
Eastcote Station (Metropolitan/Piccadilly Line) - 0.2 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		

# 18a The Close

Approximate Gross Internal Area  
484 sq ft - 45 sq m



**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.*