

# DAVID CHARLES

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## BARROW POINT AVENUE, PINNER VILLAGE, HA5 3HE



**PRICE....£949,000....FREEHOLD**

This four bedroom semi detached family house (1,664 sq.ft/154.6 sq.m - including garage) is ideally located in the heart of Pinner Village within half a mile of a wide range of shopping and transport facilities including the Metropolitan Line Tube Station. The accommodation includes two reception rooms, a kitchen, conservatory, utility room and a guest cloakroom. The first floor offers three double bedrooms, bedroom four and a family bathroom. Outside the front has off street parking leading to a 20' garage and a substantial 166'westly aspect rear garden. The house requires updating and has excellent potential for a large extension (STPP) and is offered with vacant possession.

**020 8866 0222**

























### **COUNCIL TAX**

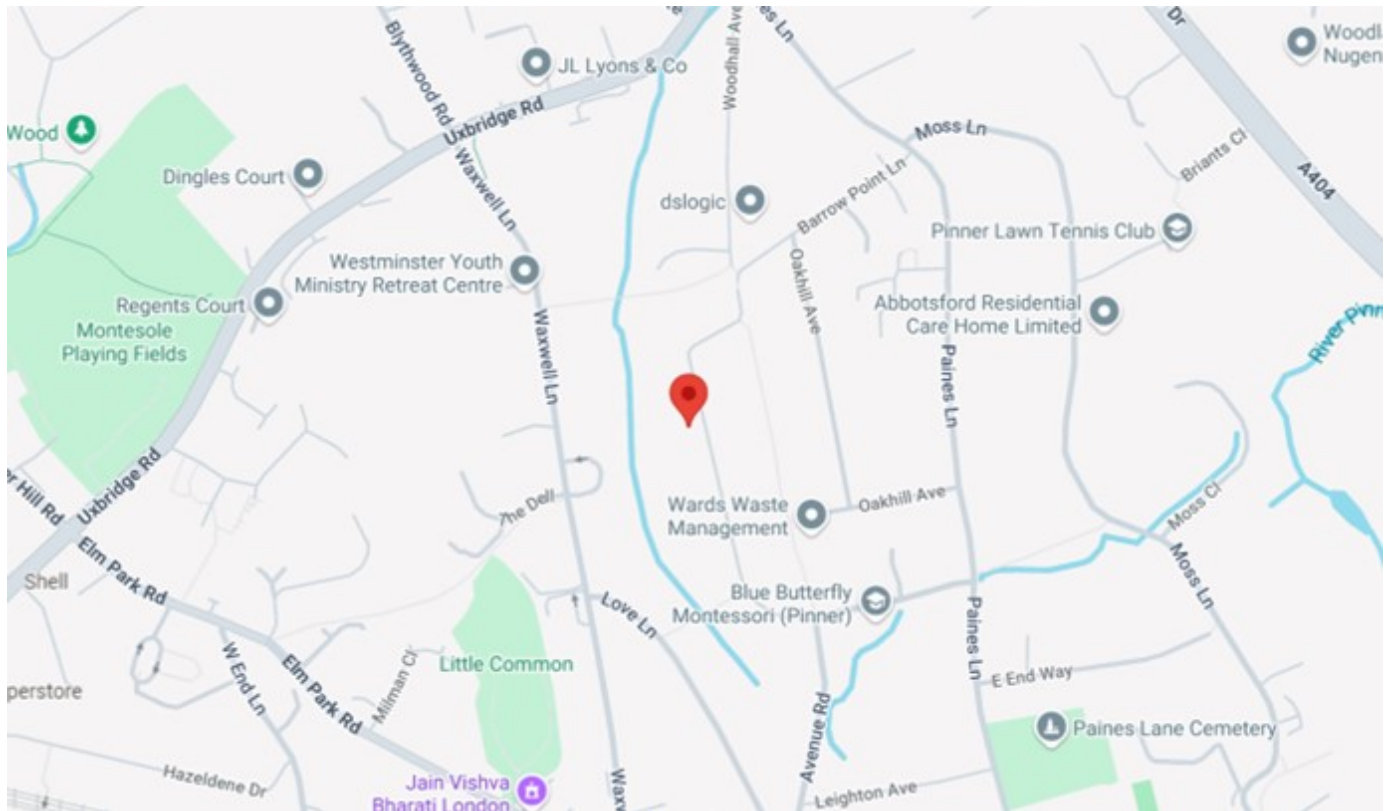
London Borough of Harrow - Band G - £3,993.10

### **LOCAL SCHOOLS**

Pinner Wood School - 0.54 miles  
West Lodge Primary School - 0.55 miles  
Nower Hill High School - 0.99 miles  
Northwood School - 1.01 miles

### **LOCAL TRANSPORT**

Pinner Metropolitan Line Train Station - 0.6 miles



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



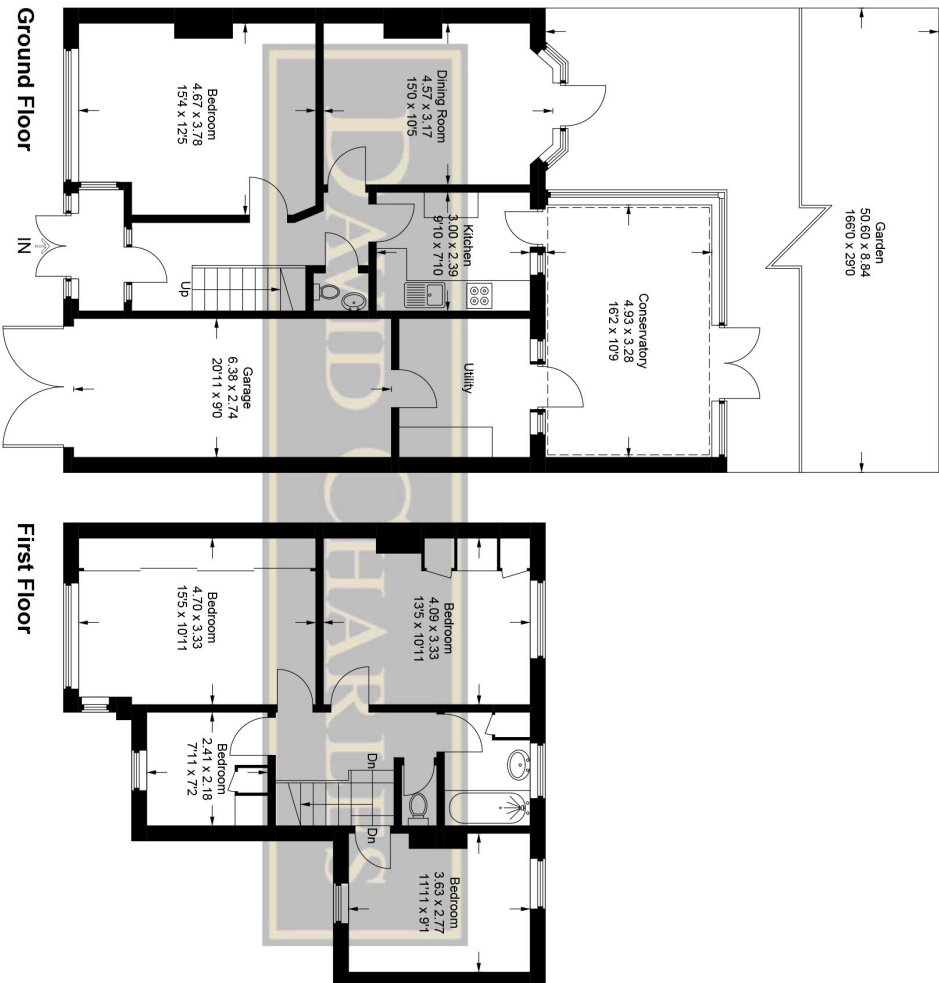
# Barrow Point Avenue

Approximate Gross Internal Area

Ground Floor = 96.6 sq m / 1,040 sq ft

First Floor = 58.0 sq m / 624 sq ft

Total = 154.6 sq m / 1,664 sq ft  
(Including Garage)



***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.*

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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