

# DAVID CHARLES

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## 40 EASTCOTE ROAD, PINNER, MIDDLESEX, HA5 1DH



**PRICE....£725,000....SHARE OF FREEHOLD**

This two double bedroom first floor apartment (953 sq. ft/88.5 sq. m) offers attractive views over the communal gardens and is presented in very good order throughout. The accommodation has high quality Amtico flooring and includes a spacious 19' x 16' living room with a Juliet Balcony and a contemporary kitchen with integrated appliances. The 17' main bedroom has fitted wardrobes and an en-suite shower room and there is a second double bedroom and a family bathroom. 40 Eastcote Road is widely known as the most luxurious privately owned development in Pinner with part time concierge, stair and lift access to all floors, private and secure underground parking and beautifully maintained communal gardens at the rear. The property is ideally located within half a mile of the village centre offering a wide range of boutique shops, restaurants, supermarkets and the Metropolitan line train station (25 minutes to Baker Street).

**020 8866 0222**









## COUNCIL TAX

London Borough of Harrow - Band F - £3,460.69

## LEASE & SERVICE CHARGE

Lease - 100 years remaining

Service Charge - £1,911.42 per half annum (as of February 2026)

(including concierge, maintenance of communal areas and communal grounds, window cleaning, lift maintenance and service, water rates, building insurance and sinking fund contribution)

## LOCAL SCHOOLS

West Lodge Primary School - 0.28 miles

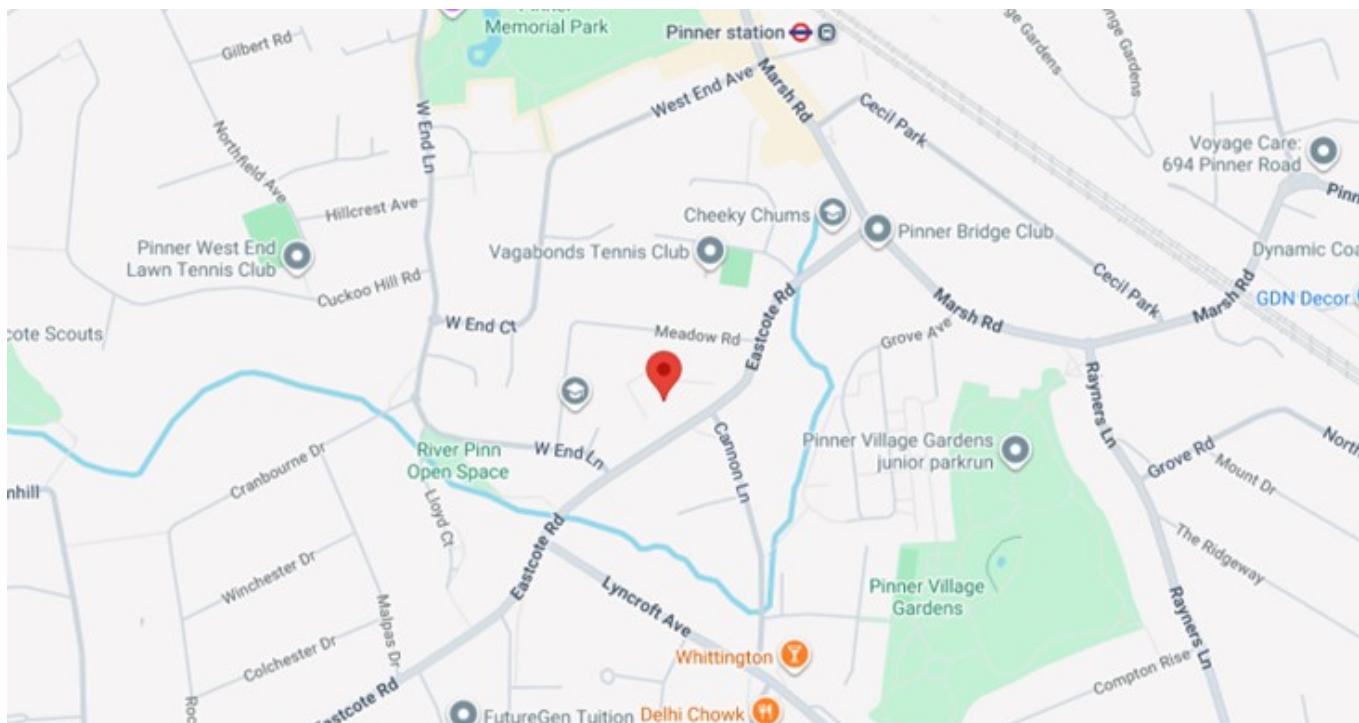
St John Fisher Catholic Primary School - 0.53 miles

Pinner High School - 0.68 miles

Nower Hill High School - 0.8 miles

## LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.4 Miles

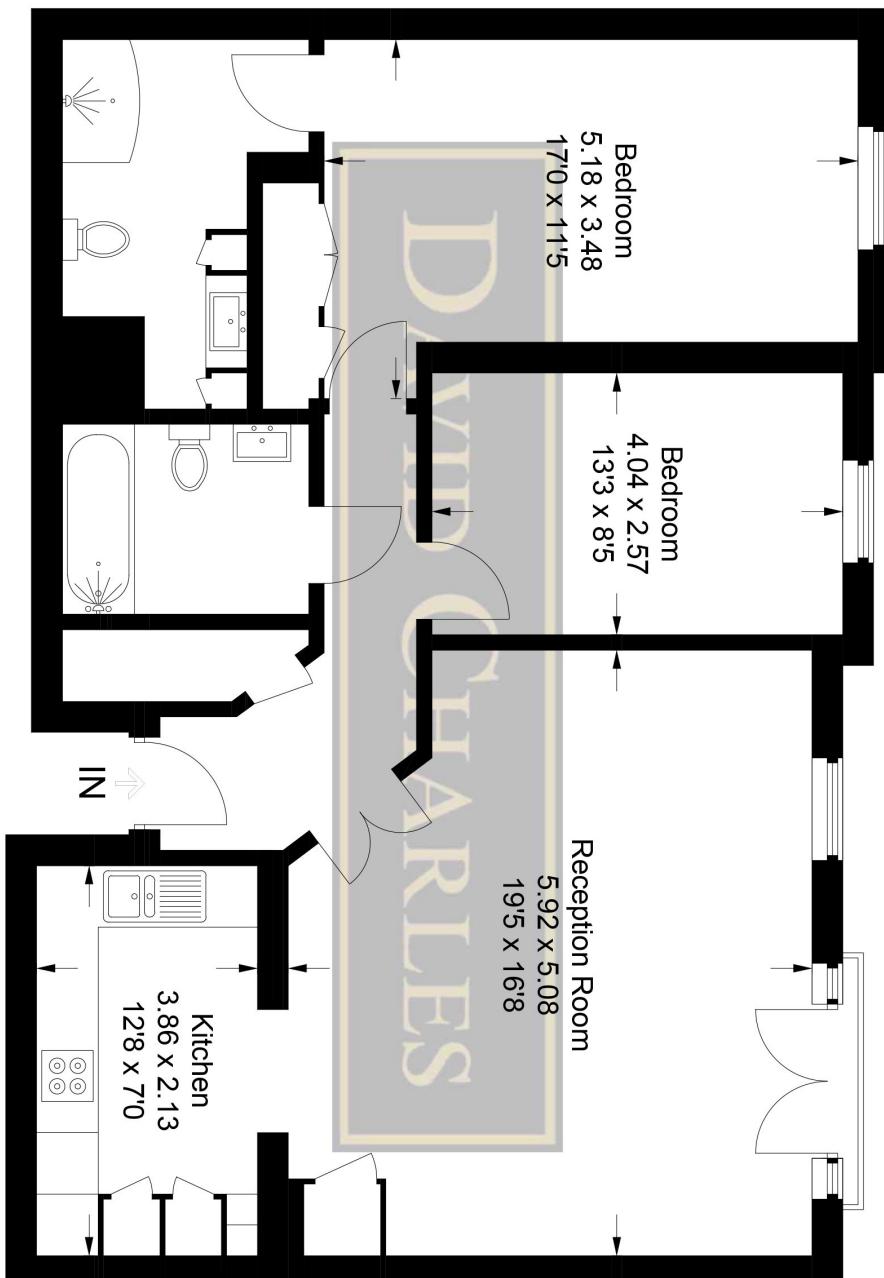


### **Energy Efficiency Rating**

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

# 40 Eastcote Road

Approximate Gross Internal Area = 88.5 sq m / 953 sq ft



## First Floor

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.