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HEATH LODGE, PINNER, MIDDLESEX, HA5 5PB



PRICE....£504,500....LEASEHOLD

A bright and spacious second floor one double retirement apartment (540 sq.ft/50.2 sq.m) set in this highly desirable Heath Lodge Development, which is built to a high standard by Churchill Homes in 2018. It is ideally located within minutes' walk of Pinner United Synagogue and Pinner Town Centre with its array of shops, restaurants, coffee house, supermarket including M&S Foodhall and Sainsburys, and Pinner Metropolitan Line Tube Stations. The accommodation comprises of a secure communal entrance accessed via a entry phone system leading to a communal hallway with lift and stairs to the second floor, own front door leading to a private entrance hall, 18'1ft living room with a private balcony, modern fitted kitchen with integrated appliances, 16'7ft double bedroom with a walk-in wardrobe, luxury fitted shower room/WC and a large internal store cupboard. The development boast a fully furnished residents lounge, guest suite, roof terrace with outdoor seating, residence parking (on a first come first serve basis), long lease of 991 years unexpired and no upper chain.

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COUNCIL TAX

London Borough of Harrow - Band D - £2,511.07

LEASE AND SERVICE CHARGE

Lease - 991 years unexpired

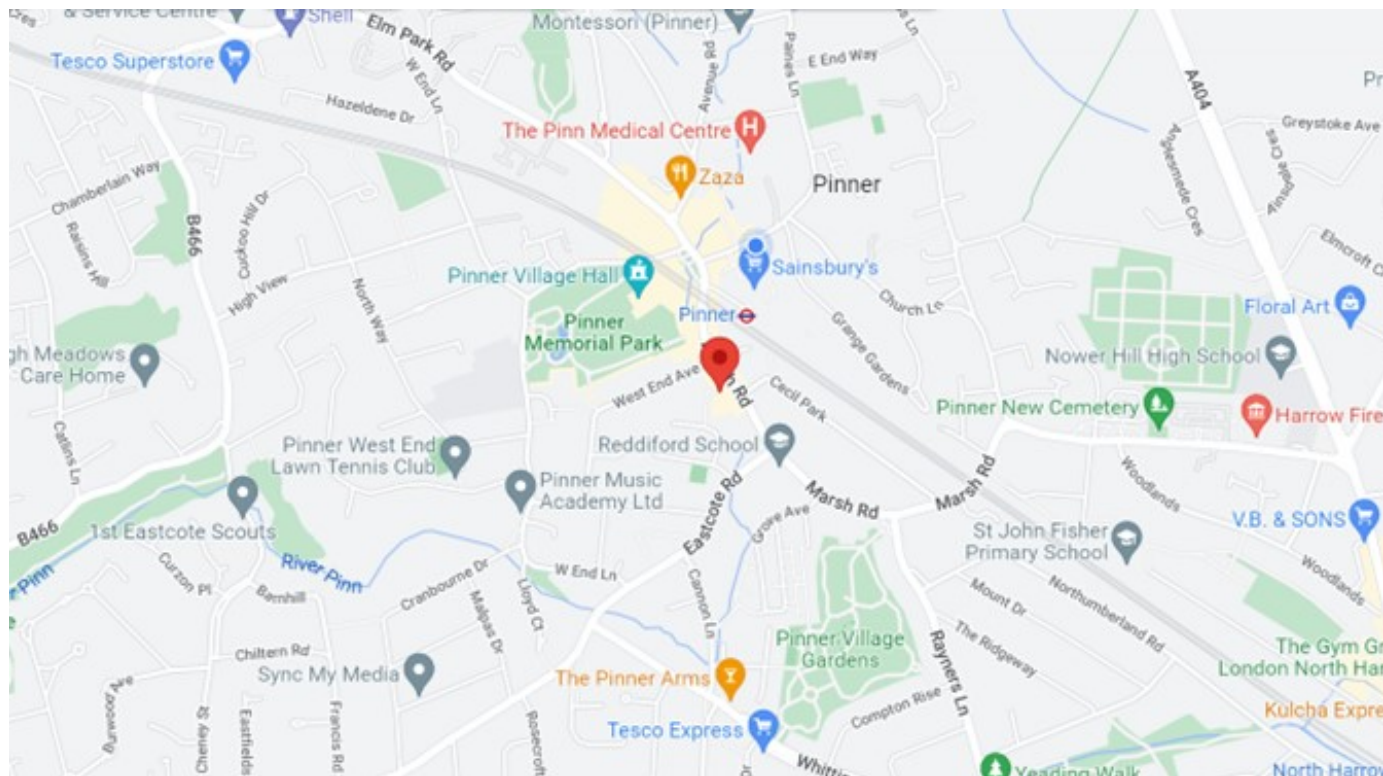
Service Charge - £720.71 per quarter /£2882.83 per annum (includes building insurance)

Ground Rent - £575.00 per annum

LOCAL TRANSPORT

North Harrow Tube Station (Metropolitan Line) - 0.7 miles

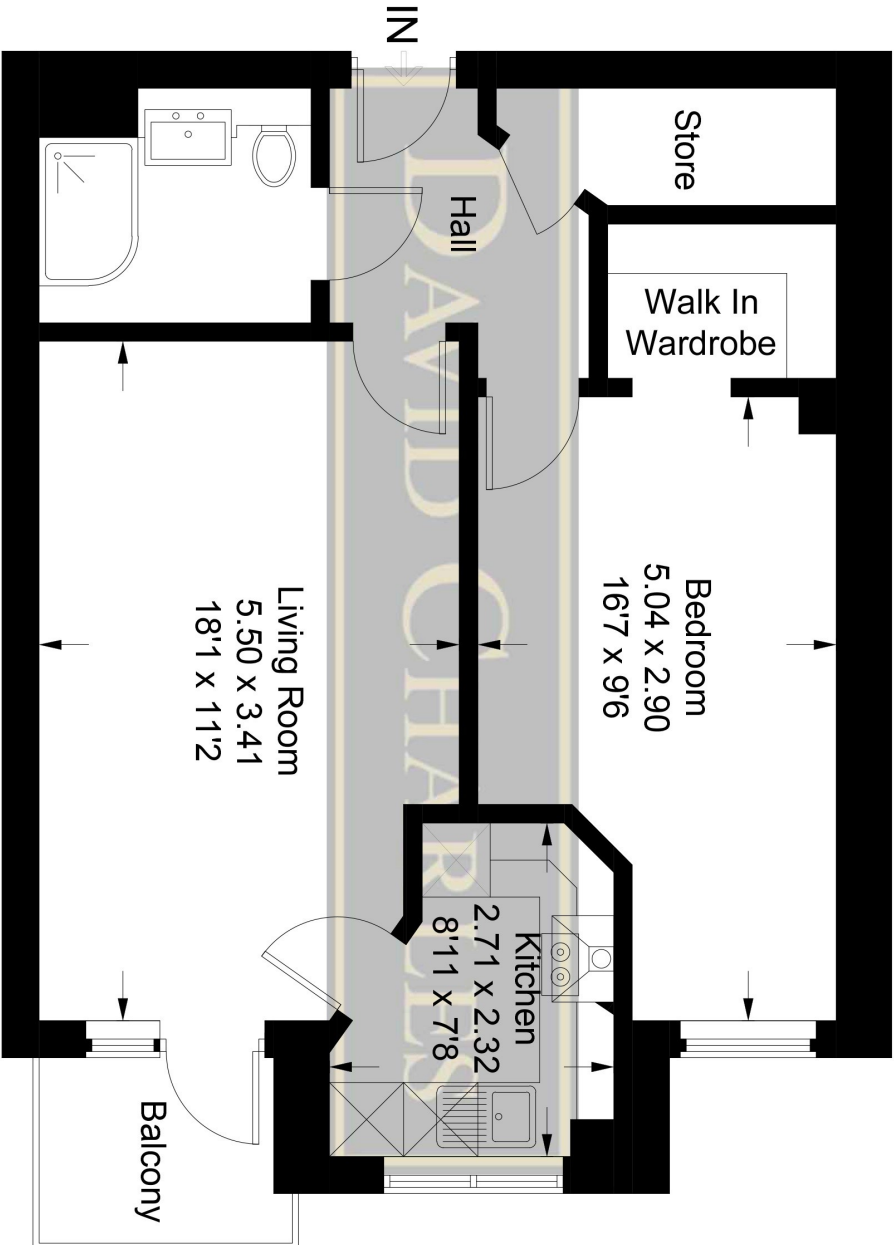
Pinner Tube Station (Metropolitan Line) - 0.9 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Heath Lodge

Approximate Gross Internal Area = 50.2 sq m / 540 sq ft



Second 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.