

DAVID CHARLES

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ALANDALE DRIVE, PINNER, MIDDLESEX, HA5 3UP



PRICE....£339,950....LEASEHOLD

This two double bedroom first floor maisonette (661 sq.ft/ 61.4 sq.m) is ideally located in a quiet, yet convenient location within half a mile of Northwood Hills offering a wide selection of shops, restaurants and the Metropolitan line train station. It is also within a third of a mile of Pinner Wood Primary and Northwood secondary schools (both rated Ofsted Outstanding). The accommodation includes a bright living room with a pleasant open aspect, a fitted kitchen, two double bedrooms and an updated fully tiled bathroom with a separate cloakroom. Outside there is direct access to a 65' private garden with a main lawn and a storage shed at the rear. Additional features include recently fitted double glazed windows and a new boiler. The property will have an extended lease on completion.

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COUNCIL TAX

London Borough of Hillingdon - Band C - £1,818.19

LEASE & SERVICE CHARGE

Lease - 78 years (to be extended on completion)

Service Charge - £63.37 per annum

Ground Rent - £100 per annum

Building Insurance - £633.66 per annum

LOCAL SCHOOLS

Pinner Wood School - 0.38 Miles

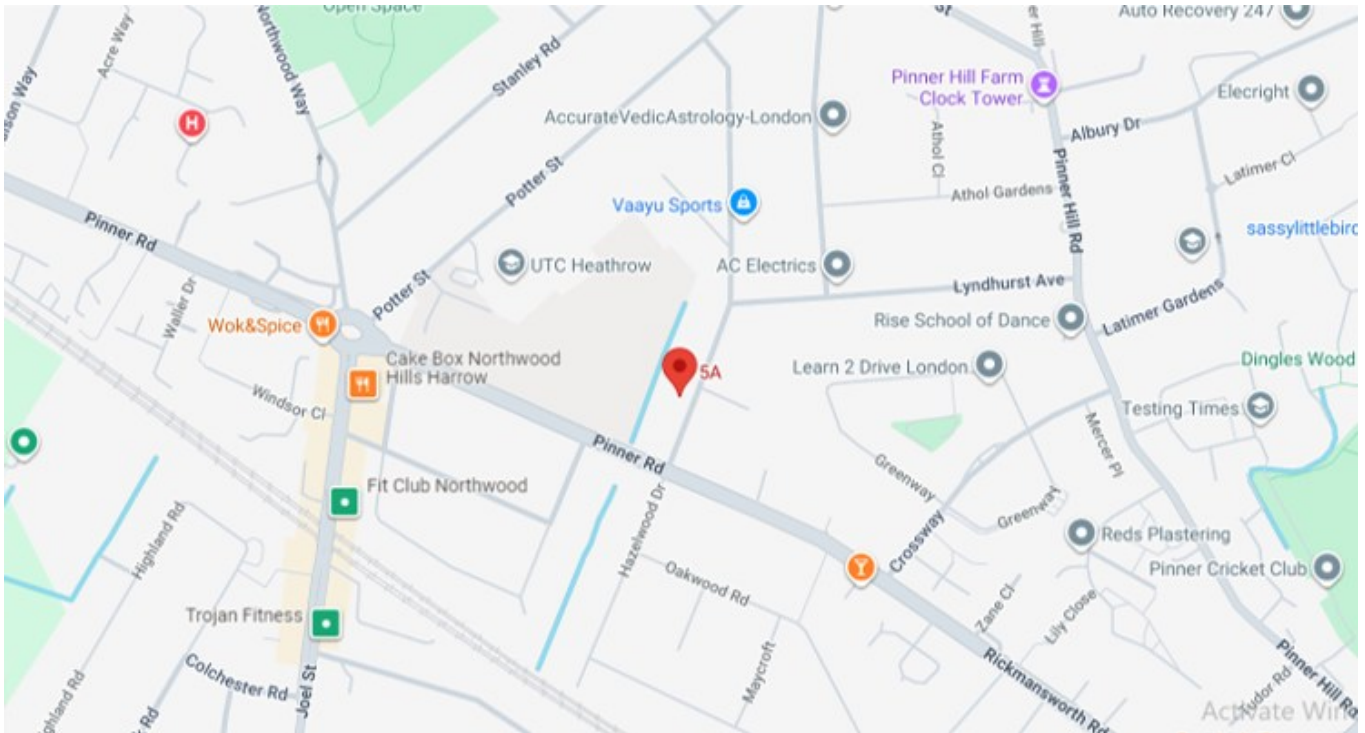
Hillside Infant & Junior School - 0.49 Miles

Northwood School - 0.13 Miles

Haydon School - 0.63 Miles

LOCAL TRANSPORT

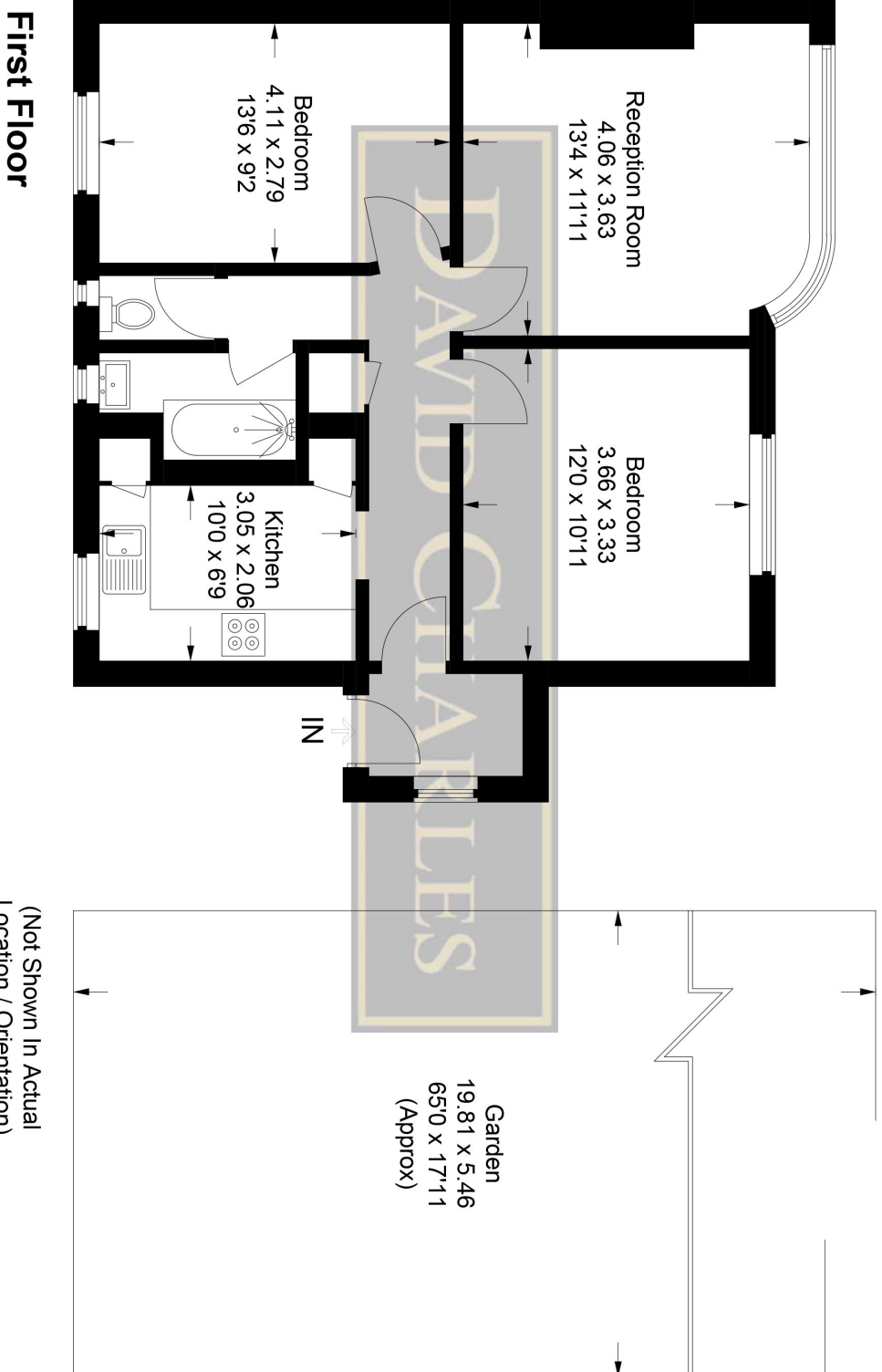
Northwood Hills Station (Metropolitan Line) - 0.4 Miles



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

Alandale Drive

Approximate Gross Internal Area
61.4 sq m / 661 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.