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HAYDON DRIVE, PINNER, MIDDLESEX, HA5 2PN



PRICE....£349,000....LEASEHOLD

This three bedroom top floor apartment (824 sq.ft/76.6 sq.m) is ideally located in this popular development off Joel Street and is within easy reach of Northwood Hills Town Centre with its array of shops, restaurants, coffee houses, supermarkets and the Metropolitan Line Tube Station. Both Haydon and Northwood Schools are also within walking distance. The accommodation comprises of a communal front door accessed via an intercom system leading to stairs to all floors, own front door leading to entrance hall, 17'6ft lounge with laminate wooden floors, 11'3ft modern fitted kitchen, 13'7ft bedroom one, 11'5ft bedroom two, 11'2ft bedroom three, and modern fitted shower room/WC. Outside there is a centre green, communal gardens and ample residents parking. The property benefits from a exterior allocated storage cupboard and from being sold with an extended lease on completion.

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COUNCIL TAX

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

LEASE & SERVICE CHARGE

Lease - 83 years (to be extended on completion)

Service Charge - £980

Ground Rent—£10

LOCAL SCHOOLS

Harly Primary School - 0.31 Miles

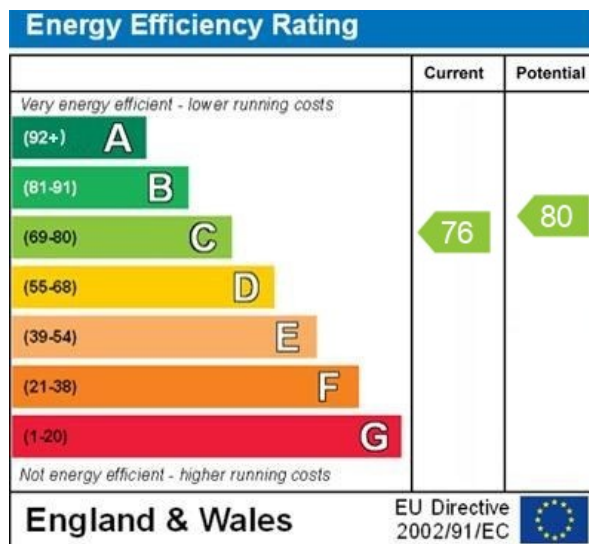
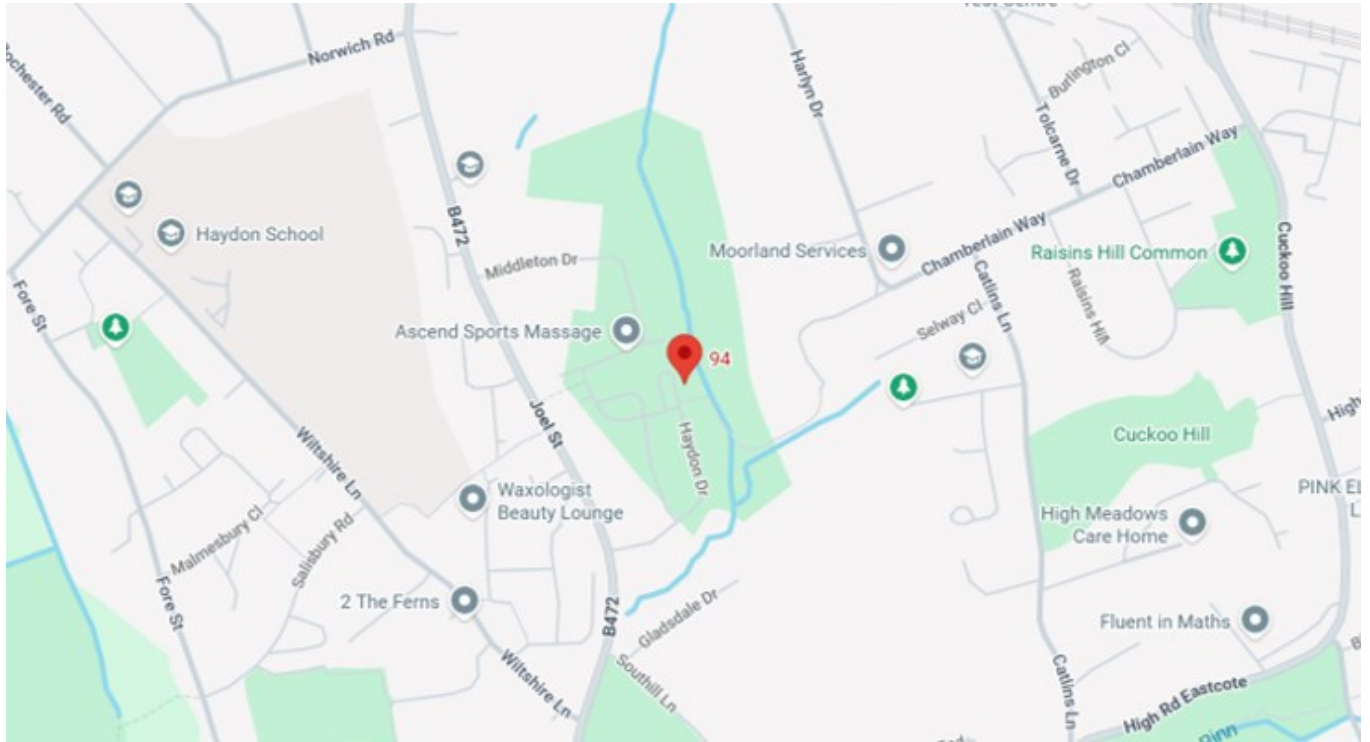
Grangewood School - 0.45 Miles

Haydon School - 0.34 Miles

Northwood School (Ofsted Outstanding) - 0.62 Miles

LOCAL TRANSPORT

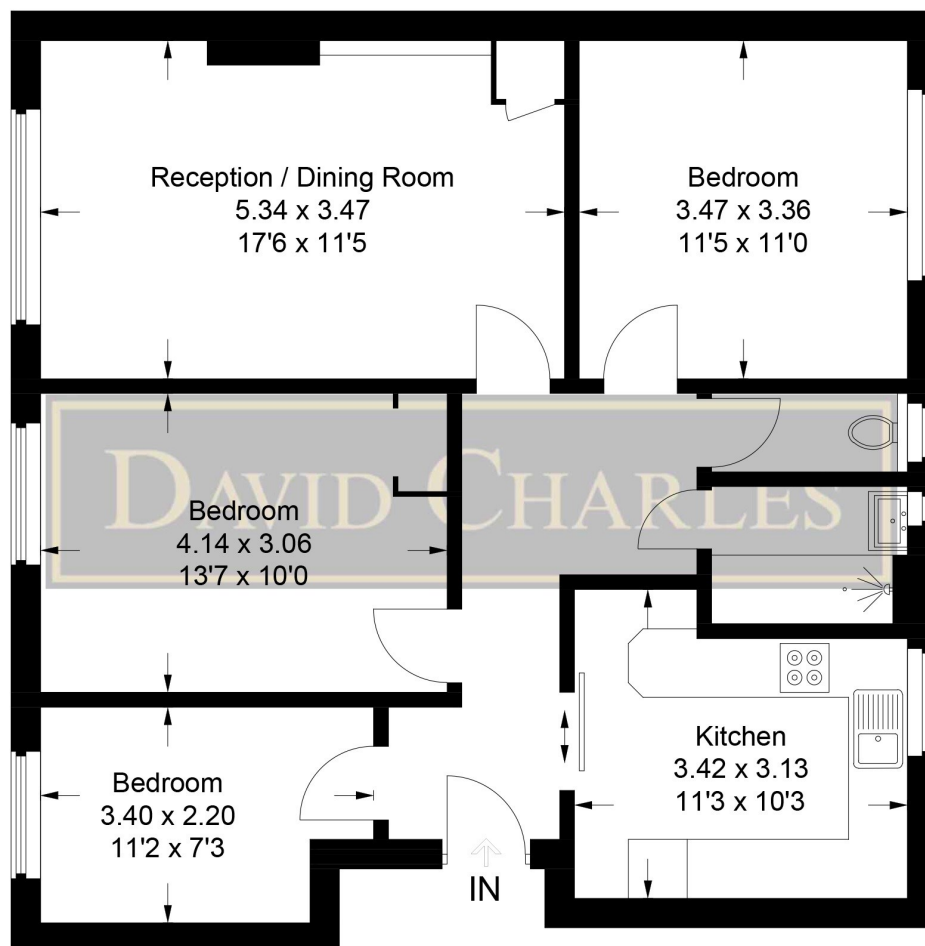
Northwood Hills Station (Metropolitan Line) - 0.7 Miles



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Haydon Drive Pinner, HA5 2PN

Approximate Gross Internal Area = 76.6 sq m / 824 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.