

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

40 EASTCOTE ROAD, PINNER, MIDDLESEX, HA5 1DH



GUIDE PRICE....£1,450,000....SHARE OF FREEHOLD

This stunning three bedroom, three bathroom duplex apartment (2185 sq. ft/203 sq.m) is located in the prestigious 40 Eastcote Road development. The luxurious living accommodation has a welcoming reception hall leading to a 28' x 23' living room with a double height ceiling and fitted bar area and a superb Wentworth fitted kitchen with Smeg appliances and quartz worktops. There is a spacious double bedroom with a walk-in dressing room and en-suite shower room, bedroom three and a family bathroom. Stairs lead to the first floor (which can also be accessed via a separate entrance door) with an impressive 24' galleried landing and a fitted study area and access to a large loft space for storage. The principle bedroom suite has air conditioning, a dressing area and shower room and double doors leading to the roof terrace offering attractive views over the surrounding area. It also benefits from a storage room and three allocated parking spaces (one with EV charger). 40 Eastcote Road is widely known as the most luxurious privately owned development in Pinner with day concierge, stair and lift access to all floors, private and secure underground parking and beautifully maintained communal gardens. 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).

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COUNCIL TAX

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

LEASE & SERVICE CHARGE

Lease - 100 years remaining

Service Charge - £4,103.09 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

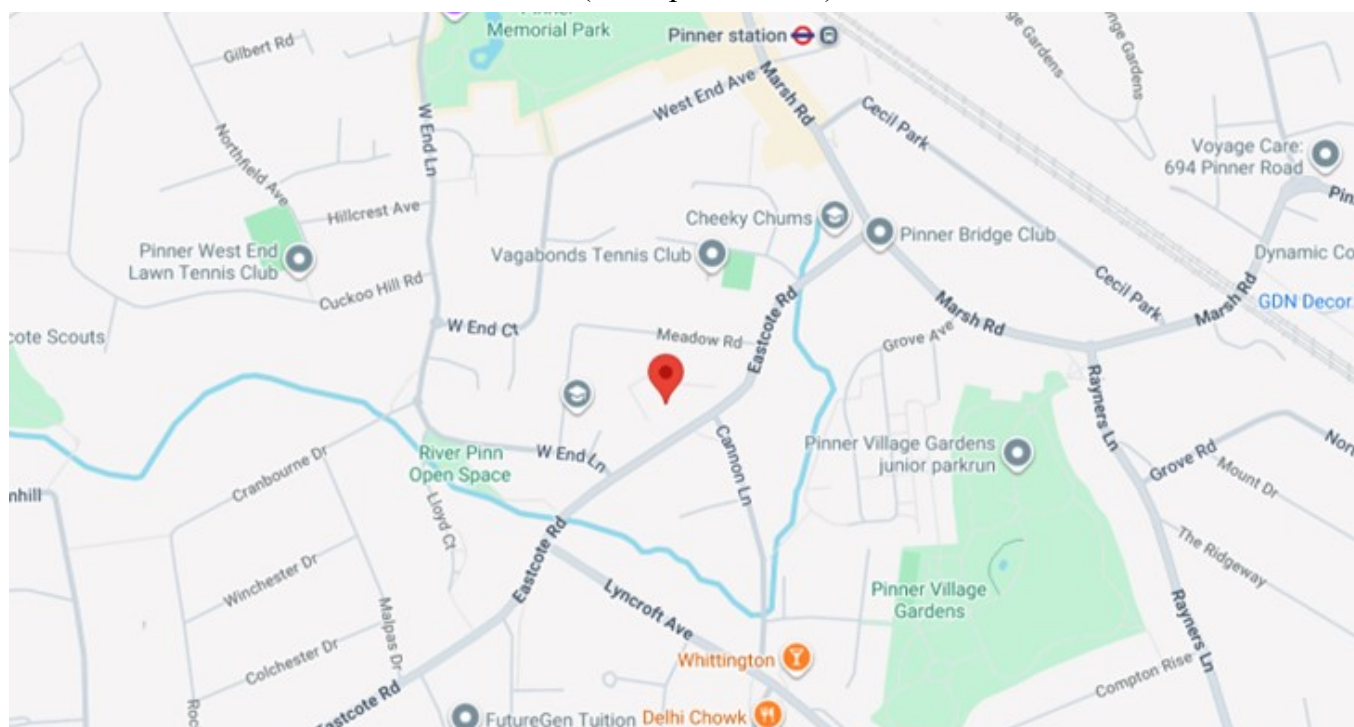
St John Fisher Catholic Primary School - 0.53 miles

Pinner High School - 0.68 miles

Nower Hill High School - 0.8 miles

LOCAL TRANSPORT

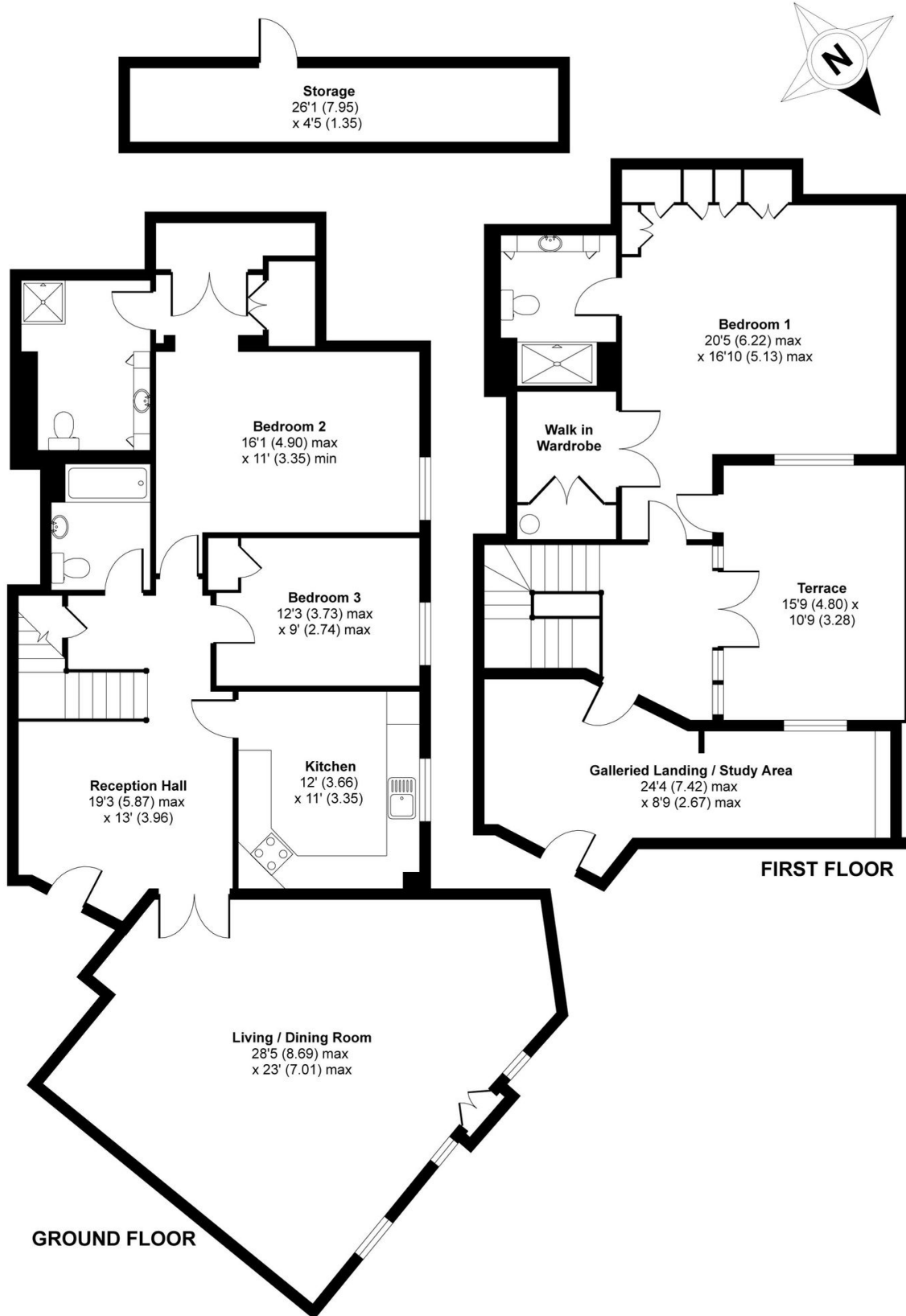
Pinner Station (Metropolitan Line) - 0.4 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	82
(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	

Eastcote Road, Pinner, HA5 1DH

APPROX. GROSS INTERNAL FLOOR AREA 2251 SQFT / 209 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by David Charles Estate Agents and no guarantee as to their operating ability or their efficiency can be given.