

# DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS  
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PN  
TELEPHONE 020 8866 0222 • FAX 020 8868 3544  
WEBSITE [www.david-charles.co.uk](http://www.david-charles.co.uk) • E-MAIL [enquiries@david-charles.co.uk](mailto:enquiries@david-charles.co.uk)

## TANWORTH GARDENS, PINNER, MIDDLESEX, HA5 3TH



**PRICE....£275,000....LEASEHOLD**

This competitively priced one bedroom first floor flat (495 sq. ft/46 sq. m) is located in a quiet close off Rickmansworth Road. A private entrance and stairway lead to the first floor landing and a living room, modern kitchen, double bedroom and bathroom. Outside there is allocated parking and the property is offered with a 92 year lease, low outgoings and no upper chain.

It is within half a mile of Harlyn primary and Northwood secondary schools and local shopping facilities including Tesco's supermarket. The Metropolitan Line train station is within  $\frac{3}{4}$  of a mile.

**020 8866 0222**







## COUNCIL TAX

London Borough of Harrow - Band C - £2,032.28

## LEASE & SERVICE CHARGE

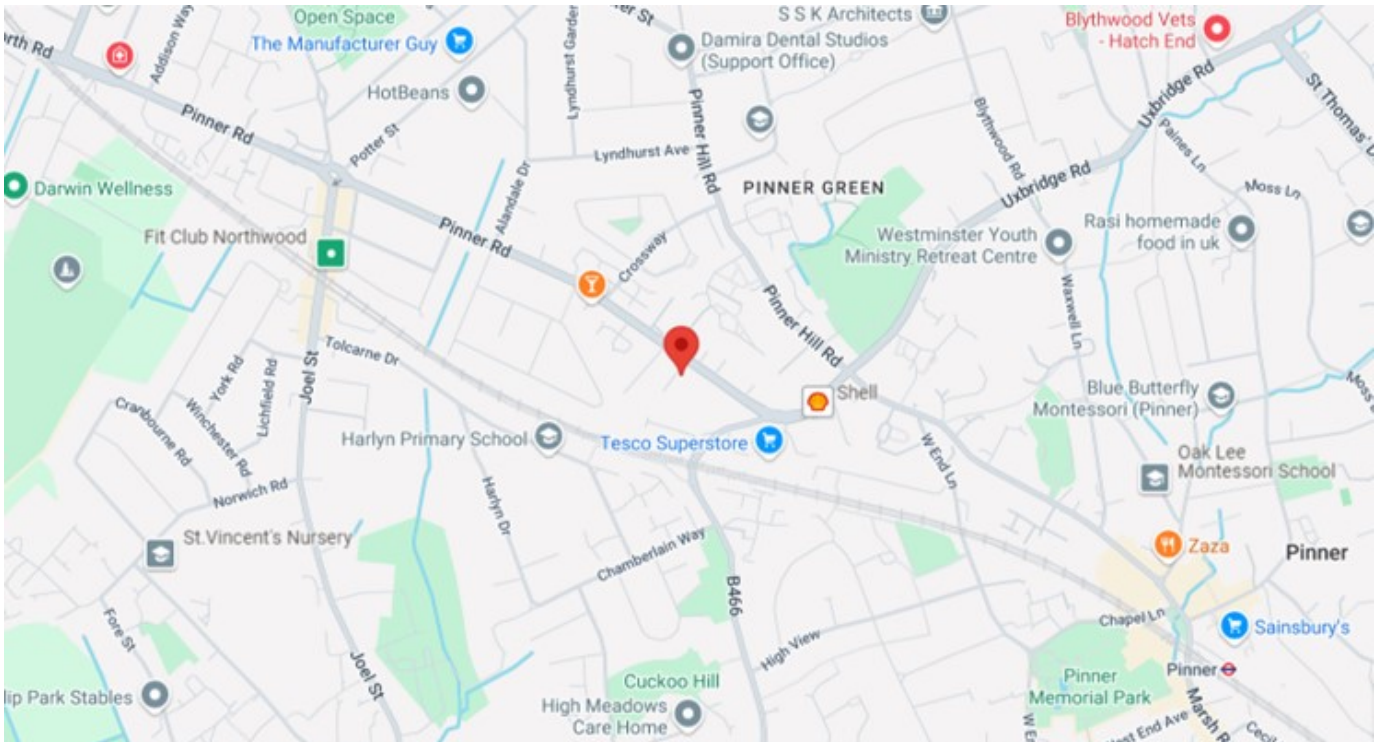
Lease - 92 Years  
Service Charge/Reserve Fund - £900.00 per annum  
Ground Rent - £200.00 per annum

## LOCAL SCHOOLS

Harlyn Primary School - 0.21 Miles  
Pinner Wood School - 0.31 Miles  
Northwood School - 0.43 Miles  
Haydon School - 0.69 Miles

## LOCAL TRANSPORT

Northwood Hills Station (Metropolitan Line) - 0.7 Miles  
Pinner Station (Metropolitan Line) - 1.0 Miles



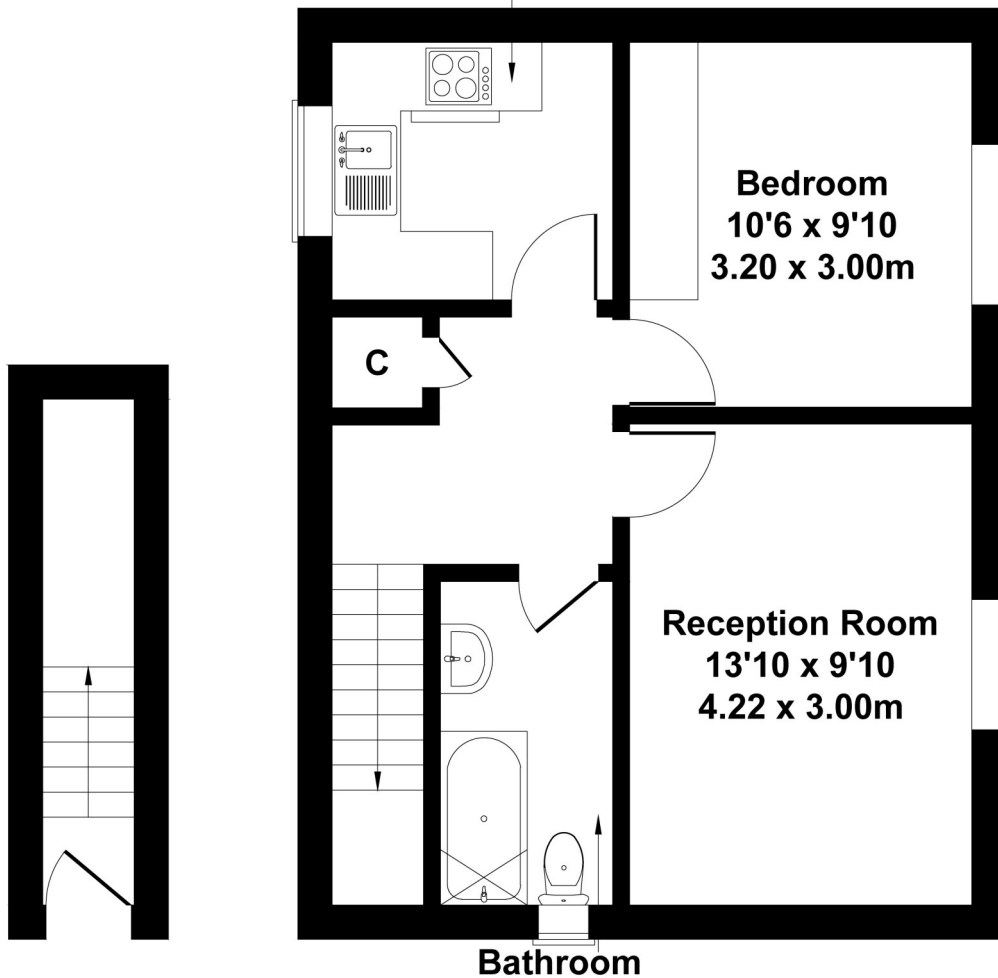
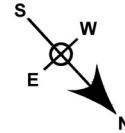
### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

# Tanworth Gardens, Pinner

Approximate Gross Internal Area  
495 sq ft - 46 sq m

Kitchen  
8'1 x 7'5  
2.46 x 2.26m



**GROUND FLOOR    FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**

*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.*