



  
**Andrew Pearce**  
PINNER

ELM PARK COURT , ELM PARK ROAD , HA5 3LJ

£300,000

## Apartment

With a balcony directly overlooking the communal fountain and pond, the lounge of this beautifully presented apartment captures the afternoon and evening sun. The high quality accommodation comprises: a security entry phone system leading to a well maintained, carpeted and paneled hallway and stairs to the first floor, own front door to a spacious entrance hallway with storage cupboard. The large lounge is flooded with natural light and retains several original features. The fitted kitchen has a range of base and wall units. The modern bathroom incorporates a shower unit. Outside there is a private residents' car park and on-site garage rental subject to availability. Transport and shopping links are excellent. There is a bus stop with multiple routes approximately 100m away and the property is a 5-10 minute level walk to Pinner Green shops and its Tesco superstore. Pinner Village with its boutiques, cafés and popular supermarkets is just ½ a mile away and Pinner Metropolitan Line tube station provides access to central London in approximately 30 minutes.

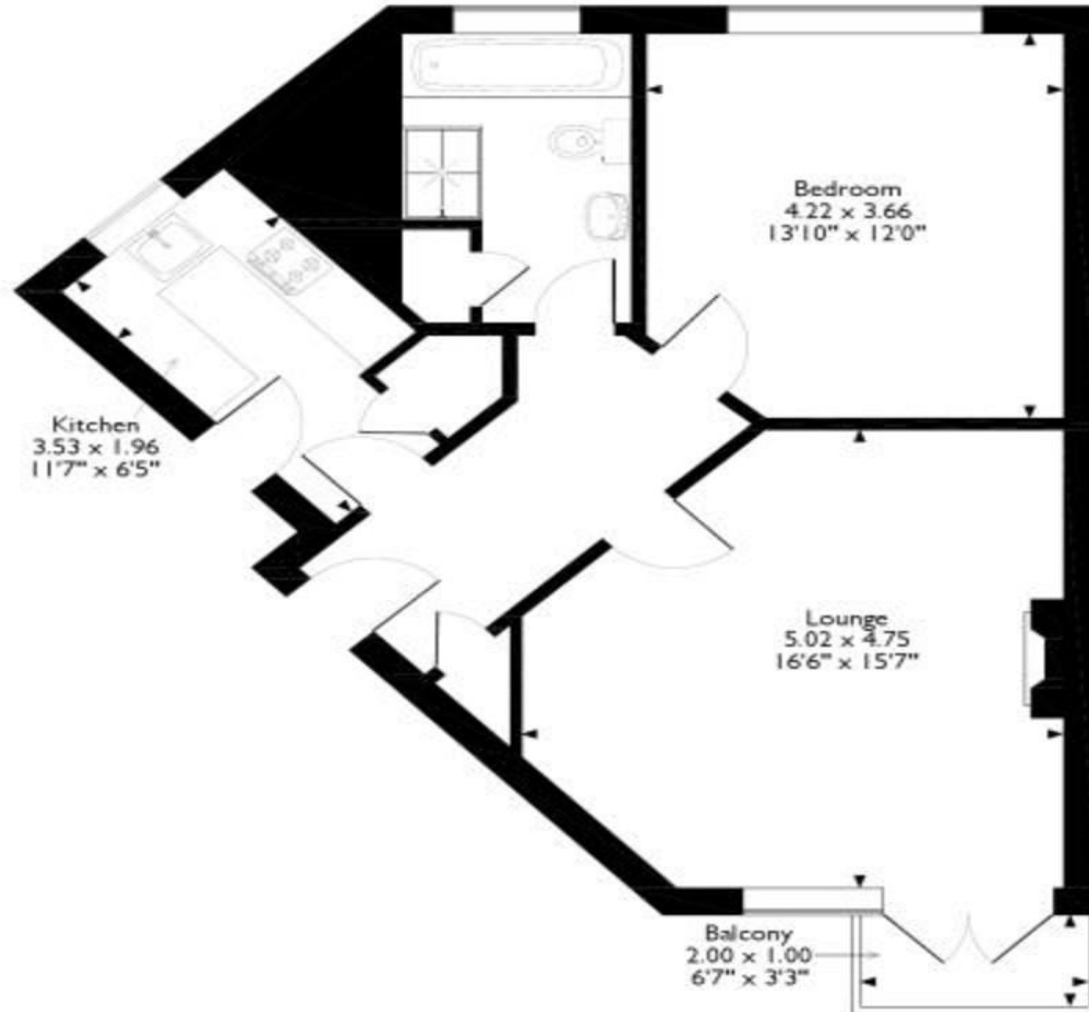
Leasehold, lease of 999 years from the 25th of December 1982.

Service charge is about £549 per quarter.



# Elm Park Court, Pinner

Approximate Gross Internal Area  
58 Sq M/ 628 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



