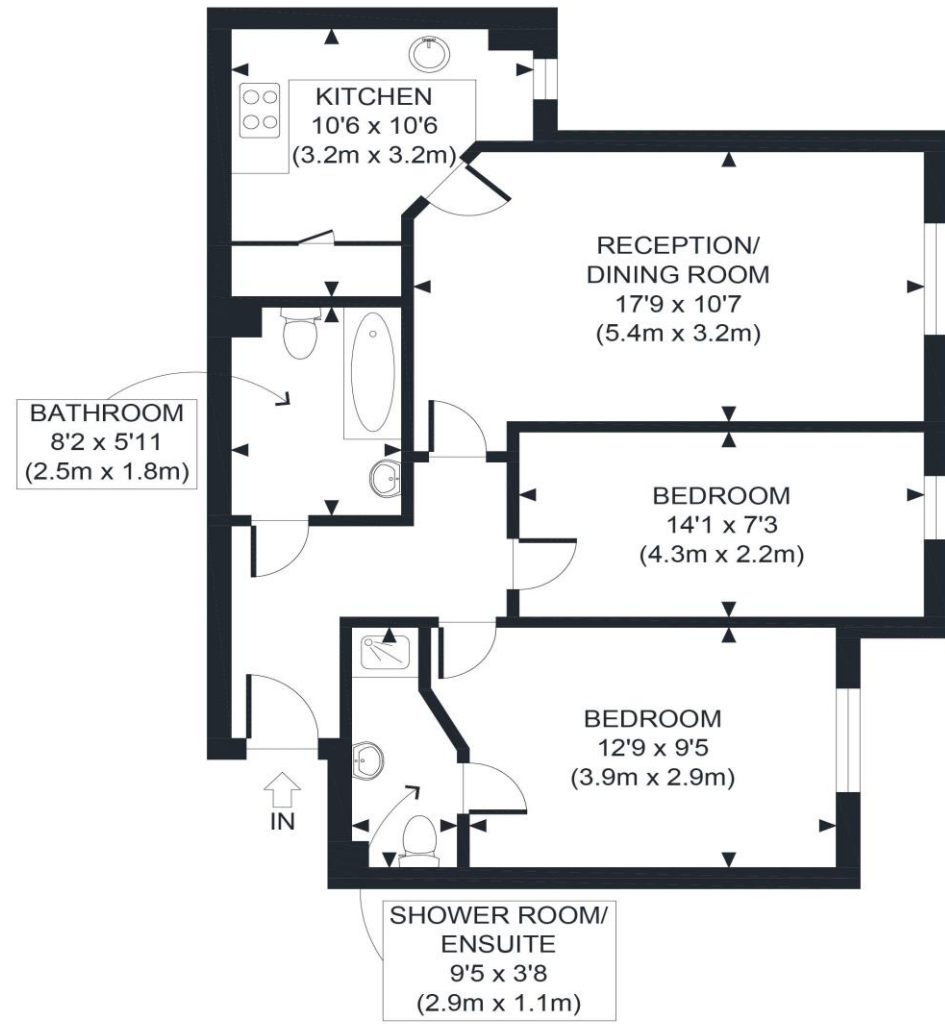


# The Floorplan...



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 676 SQ FT



**APPROX. GROSS INTERNAL FLOOR AREA 676 SQ FT / 63 SQM**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Postmaster Lodge

date 22/01/25

photoplan

## More Details From...

**Call:** Brian Cox North Harrow: 020 3866 6640

**Email:** Azi.Rahman@brian-cox.co.uk

**Web:** www.brian-cox.co.uk



**BRIAN COX**  
ESTATE AGENTS



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ESTATE AGENTS

0203 866 6640  
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Brian Cox & Company are excited to present this secure, gated upper floor apartment to the market! Ideally situated in a highly desirable area of Pinner, this property enjoys excellent access to a wide range of local amenities, as well as convenient transport links and road connections. The apartment has been well-maintained by the current owners, offering a spacious and welcoming lounge, perfect for relaxation and entertaining. There are two good-sized double bedrooms, with the master benefiting from an en-suite bathroom for added privacy and comfort. In addition, the property comes with the added advantage of two allocated parking spaces, making it an ideal choice for those with vehicles. This apartment combines convenience, comfort, and security, making it a fantastic opportunity for potential buyers.



**Guide Price £375,000**

Leasehold

**Exchange Walk, Pinner HA5 5AD**

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



### In Brief...

- Secured Gated Development
- Two Bedroom, Two Bathroom
- Allocated Parking For Two Cars
- Prime Location
- Close To Local Amenities
- EPC Rating C & Council Tax Band D



### The Location...

#### Nearest Stations ...

- Rayners Lane Station 0.3 miles
- North Harrow Station 0.8 miles
- Eastcote Station 0.9 miles



The property is located just over a mile away from High Street, Pinner, providing a wide range of shops numerous restaurants and Pinner railway station providing access to London. Pinner provides a wide range of shops with multiple stores including Marks & Spencer Food Hall, Sainsbury, Boots and Costa Coffee. There is an interesting selection of quality restaurants serving multi-cultural cuisine, including an award winning restaurant and several coffee/snack bars. The schooling, both state and private, is well recommended and there are convenient links to Central London via the Metropolitan Line station at Pinner (Baker Street 26 minutes approx.) and the Piccadilly Line station at Eastcote (approx. 2.9 miles). Both the Atria shopping centre at Watford and St Anne's shopping centre at Harrow are easily accessible.

