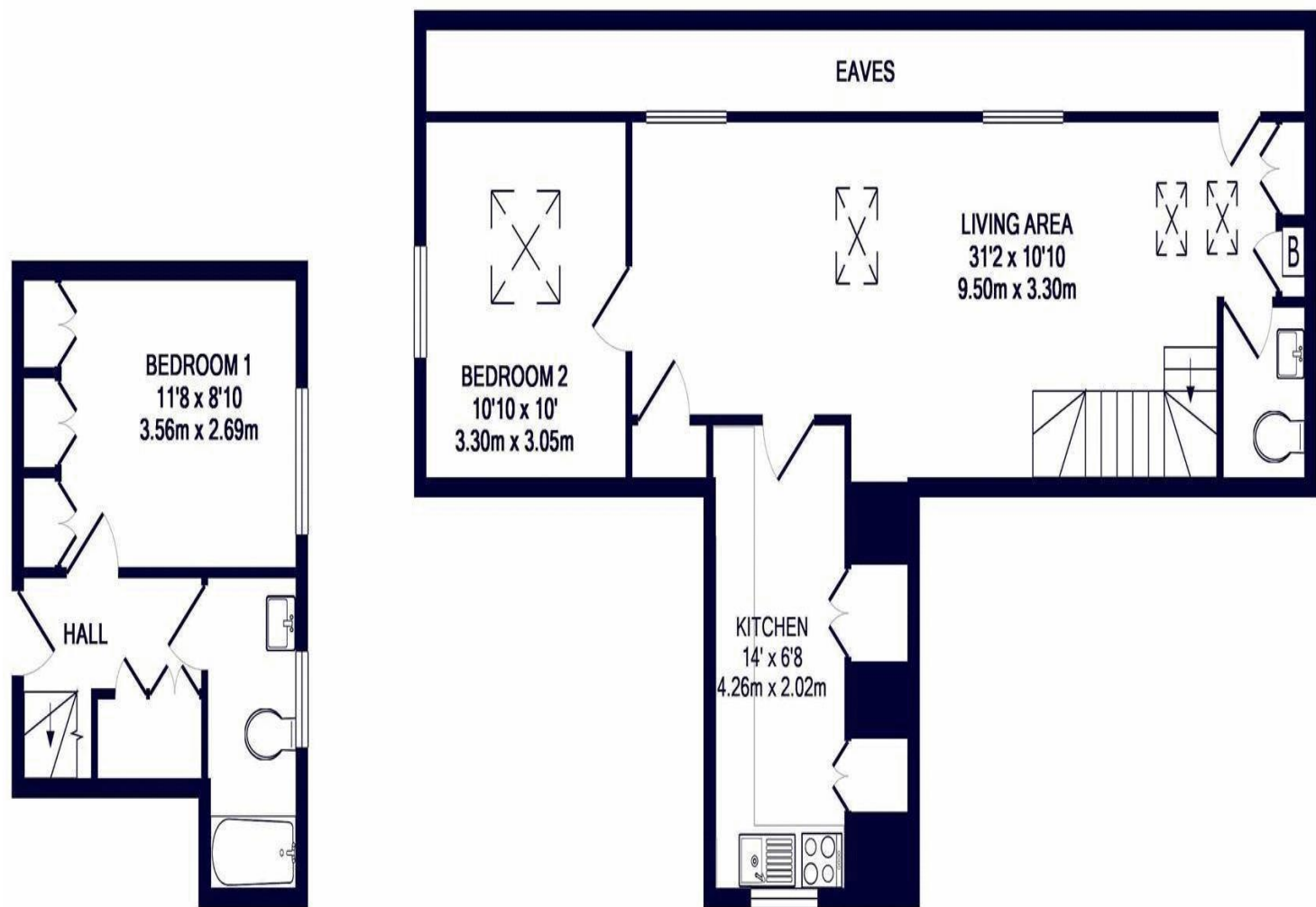


The Floorplan...



GROUND FLOOR
APPROX. FLOOR
AREA 221 SQ.FT.
(20.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 680 SQ.FT.
(63.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 901 SQ.FT. (83.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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More Details From...

Call: Brian Cox North Harrow: 020 3866 6640
Email: Azi.Rahman@brian-cox.co.uk
Web: www.brian-cox.co.uk



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.



0203 866 6640
brian-cox.co.uk



Brian Cox Estate Agents are delighted to offer this perfectly positioned two bedroom split level Apartment to the market. This property is in the heart of Pinner & will impress those seeking space, style and luxury. Upon entering the property, you are immediately greeted by a hallways providing direct access to the fully-tiled family bathroom, a spacious storage cupboard and the 11ft master bedroom. Stairs rise to the first floor where a light-filled, 31ft open-plan reception room awaits. To the left, you will find an impressive fitted kitchen. Cleverly designed, the kitchen benefits from an excellent range of storage, worktop space and a selection of high quality integrated appliances. Completing this floor is the 11ft second bedroom and separate W.C. Readymade, and a true example of fine living this exceptional residence is ideal for the growing family, downsizers and investors alike. To the front of the block, there is a large paved area providing allocated, residential off-street parking. To the rear, a well-maintain communal garden to enjoy throughout the summer months.



Offers in Excess of
£375,000

Uxbridge Road, Pinner HA5 3PY



In Brief...

- First Floor Apartment
- Two Bedrooms
- Allocated Parking
- 901 SQFT
- Separate W.C.
- Contemporary Fitted Kitchen
- EPC Rating C & Council Tax Band D



The Location...

Cloister Wood can be found on Uxbridge Road, ideally located moments away from the ever popular Pinner Village with its vast selection of local shops and highly regarded bars and restaurants. Hatch End High Street is a short drive away with a choice of similar amenities. Commuters are well catered for with the nearby Overground station based at Hatch End providing swift and regular connections into Euston and the City. Pinner station also offers the Metropolitan line with easy access towards both Amersham and London Aldgate. For families there are a number of highly regarded schools in the area for all levels of education including Grimsdyke Primary school and Hatch End & Nower Hill secondary schools. For the motorist the A40/M25 is a short drive away providing access to London and the Home Counties.

