

Uxbridge Road

Pinner • Middlesex • HA5 4SF
Offers In Excess Of: £500,000



coopers
est 1986

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A modern and well-presented, Two Bedroom, Two Bathroom First Floor Apartment with lift, situated within easy reach of local shops, fine dining restaurants and transport, including Hatch End and Pinner Station. This attractive apartment benefits from direct access to the communal gardens, gated off-street parking and is available with no onward chain.

First Floor Flat

Two Bedrooms

Two Bathrooms

Newly Refurbished

Fitted Wardrobes

Balcony

Lift in Block

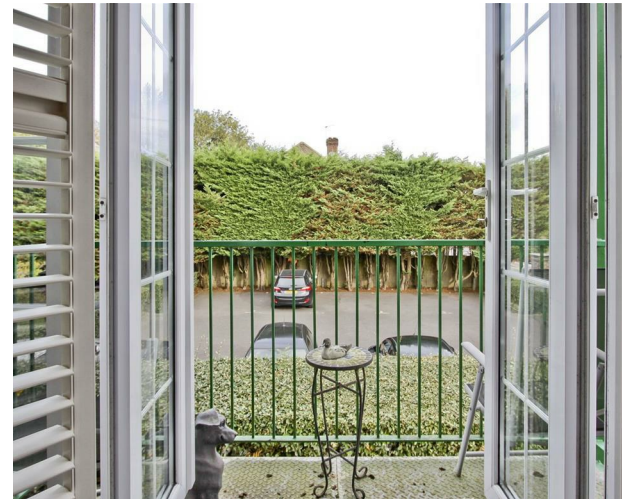
Footsteps from Hatch End High Street

Chain Free

Approx Area: 789 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Description

This spacious, well appointed property features entrance hall, elegant lounge/dining room with double doors to a modern kitchen with built in appliances. Additionally, there are two generous Bedrooms with fitted wardrobes (master with en suite shower) and guest bathroom.

Outside

The flat benefits from a balcony, accessed from the lounge. Externally there are well maintained communal grounds and gated off-street parking for one car to the rear.

Location

Situated just a stone's throw from Hatch End high street with a variety of shopping facilities and restaurants For commuters, Hatch End station is within walking distance and offers the Overground service into Central London. Pinner high street is also nearby providing an alternative choice of amenities and Metropolitan Line offering a frequent service into Central London via the Metropolitan Line. The area is well served by local primary and secondary schooling, children's parks / playgrounds and recreational facilities.



Schools:

Grimsdyke School 0.3 miles
Woodhall Primary School 0.9 miles
Pinner Wood Primary 0.9 miles



Train:

Hatch End Station 0.4 miles
Headstone Lane Station 1.0 miles
Pinner Station 1.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower energy costs	A		
Energy efficient	B		
Decent energy efficiency	C	80	80
Below average energy efficiency	D		
Energy inefficient - higher energy costs	E		
Very energy inefficient - highest energy costs	G		

England & Wales
E3 Greenleaf
2022/01/10

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.