

# Pinner Green

Pinner • • HA5 2AB  
Offers In Excess Of: £279,000



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est 1986

# Pinner Green

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Pinner Green presents a modern and convenient living option with two bedrooms, one bathroom layout. Perfect for professionals, first-time buyers, commuters, or investors, this flat offers contemporary living in a prime location. Easy access to amenities and transport connections in Pinner and beyond make this property an ideal choice for those seeking a stylish and well-connected home.

Apartment

Two Bedrooms

One Bathroom

Excellent Location

Chain Free

Fitted Kitchen

Modernised

Naturally Lit Throughout

Spacious Layout

650 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.





### **Location**

Pinner Green offers a convenient and vibrant lifestyle in the heart of Pinner. Residents can enjoy easy access to a variety of local amenities, including shops, eateries, and supermarkets, as well as excellent transportation options with bus routes and the Metropolitan Line station nearby. With quick connections to Central London and beyond, Elm Park Court is an ideal choice for commuters and those seeking easy access to the city. Whether you're looking to enjoy the local amenities, schools, or green spaces, Elm Park Court provides a comfortable and convenient lifestyle in a desirable location.

### **Description**

The apartment comprises of two bedrooms next to each other. Next door is the sizable living area. Further down the hallway you'll come across the bathroom and then the kitchen.

### **Outside**

N/A



### Schools:

Pinner Wood School 0.4 miles  
West Lodge Primary School 0.5 miles  
Harlyn Primary School 0.4 miles



### Train:

Pinner Station 0.5 miles  
Northwood Hills Station 0.7 miles  
Hatch End Station 1.3 miles



### Car:

M4, A40, M25, M40

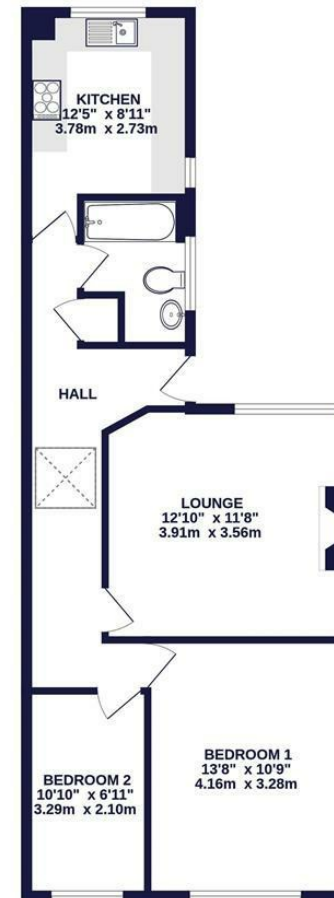


### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



FIRST FLOOR  
60.4m2/650sqft



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 running costs      | A |         |        |
| Energy efficient - lower running costs           | B |         |        |
| Decent energy efficiency - lower running costs   | C |         |        |
| Some energy efficiency - lower running costs     | D | 57      |        |
| Not very energy efficient - higher running costs | E |         |        |
| Energy inefficient - higher running costs        | F |         |        |
| Very energy inefficient - higher running costs   | G |         |        |

England & Wales  
EPC Standard  
2022/01/18

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.