

# Uxbridge Road

Pinner • • HA5 3PS  
Asking Price: £300,000



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Presenting Cherry Court a remarkable property opportunity located in the heart of Pinner. This first floor one bedroom flat is available with no chain, providing a smooth and straightforward buying experience for those eager to move. Ideal for individuals with a keen eye for potential, this flat offers a distinctive chance to bring your creative ideas to life, as it can use some updating.

One Bedroom

First Floor Apartment

Chain Free

Quiet Residential Location

Allocated Parking Space

Close to Hatch End and Pinner High Street

Communal Gardens

Ample Visitors Parking

Fitted Kitchen

447 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

As you step into the flat, you are greeted by a roomy hallway that sets the stage for the rest of the home. To the side, you will find a double bedroom, offering both comfort and practicality. The flat features a well-equipped bathroom and a separate kitchen, providing convenience for daily living.

The standout feature is the open-plan living and dining area, which provides a substantial amount of space for various furniture arrangements and entertaining. With its generous layout and an abundance of natural light streaming in, the flat is filled with possibilities. Overall, this property holds significant potential for those looking to infuse their personal style and create a truly unique living environment.

### Location

Cherry Court is situated on Uxbridge Road, perfectly positioned only moments from the highly sought-after Pinner Village, which boasts a wide array of local shops and amenities. Within a short walking distance, you can also reach Hatch End High Street, known for its excellent selection of bars and restaurants that cater to a variety of tastes.

For commuters, the nearby Overground station at Hatch End offers regular and convenient connections to Euston and the City, facilitating easy travel for those working in the capital. In addition, Pinner station provides access to the Metropolitan line, making it straightforward to journey to destinations such as Amersham and London Aldgate. This prime location truly enhances the appeal of Cherry Court, combining accessibility with the charm of local community life.

### Outside

One designated parking space, several visitor parking areas, and thoughtfully maintained communal gardens.





### Schools:

Pinner Wood School 0.5 miles  
West Lodge Primary School 0.8 miles  
Grimsdyke School 0.7 miles



### Train:

Pinner Station 0.6 miles  
Hatch End Station 0.8 miles  
Northwood Hills Station 1.1 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

C

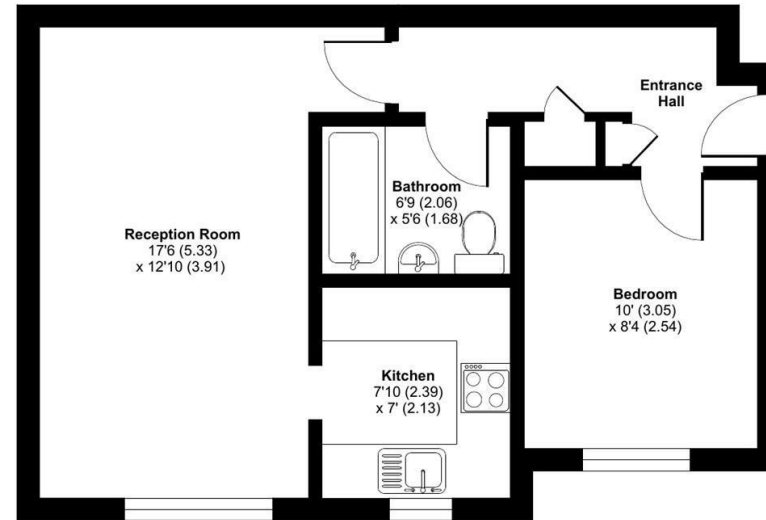
(Distances are straight line measurements from centre of postcode)



## Uxbridge Road, HA5

Approximate Area = 447 sq ft / 41.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Coopers. REF: 1173509



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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 | 81      | 81     |
| Some energy efficiency - lower running costs       | D |         |        |
| Not very energy efficient - higher running costs   | E |         |        |
| Very poor energy efficiency - higher running costs | F |         |        |
| Least energy efficient - higher running costs      | G |         |        |

England & Wales  
EPC Directive 2002/91/EC

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.

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