

# Cherry Court, Uxbridge Road

Pinner • • HA5 3PS  
Offers In Excess Of: £350,000



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# Cherry Court, Uxbridge Road

**Pinner • • HA5 3PS**

Offered with no onward chain, this contemporary and well-designed two double-bedroom apartment is perfect for downsizers, investors, or first-time buyers. Situated on the ground floor of a purpose-built development, the property benefits from; an abundance of natural light, a long lease, allocated parking space and communal gardens. 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.

Ground Floor Flat

Share of Freehold

Newly Refurbished

Two Bedrooms

One Bathroom

Spacious Reception Room

Fitted Kitchen

Communal Gardens

Residents Parking

529 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 enter this ground-floor flat, you are greeted by a spacious hallway. Off the hallway, you'll find the master bedroom, which benefits from fitted wardrobes. Further along, there is a storage unit housing the boiler, as well as the second bedroom. At the rear of the flat, a living/dining room boasts abundant natural light and offers delightful views of the well-maintained gardens. Completing the property is a fitted kitchen, providing bright and well-presented accommodation throughout.

### Outside

The property is surrounded by well-maintained communal lawns, providing a pleasant and green setting. Additionally, there is allocated parking space, and ample parking for visitors.

### Location

Cherry Court is located on Uxbridge Road, just moments from the highly sought-after Pinner Village. This vibrant area offers a wide array of local shops, cafes, and amenities, perfect for everyday convenience. Additionally, Hatch End High Street is within a short walking distance, renowned for its excellent selection of bars and restaurants catering to a variety of tastes.

For commuters, Hatch End Overground station provides regular and convenient connections to Euston and the City, ideal for those working in central London. Pinner station, nearby, offers access to the Metropolitan line, providing seamless travel to destinations such as Amersham and London Aldgate.

The prime location of Cherry Court combines exceptional accessibility with the charm of a thriving local community, making it an excellent place to call home.





### Schools:

Pinner Wood School 0.4 miles  
West Lodge Primary School 0.8 miles  
Reddiford School 0.9 miles



### Train:

Pinner Station 0.6 miles  
Hatch End Station 0.9 miles  
Northwood Hills Station 1.0 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

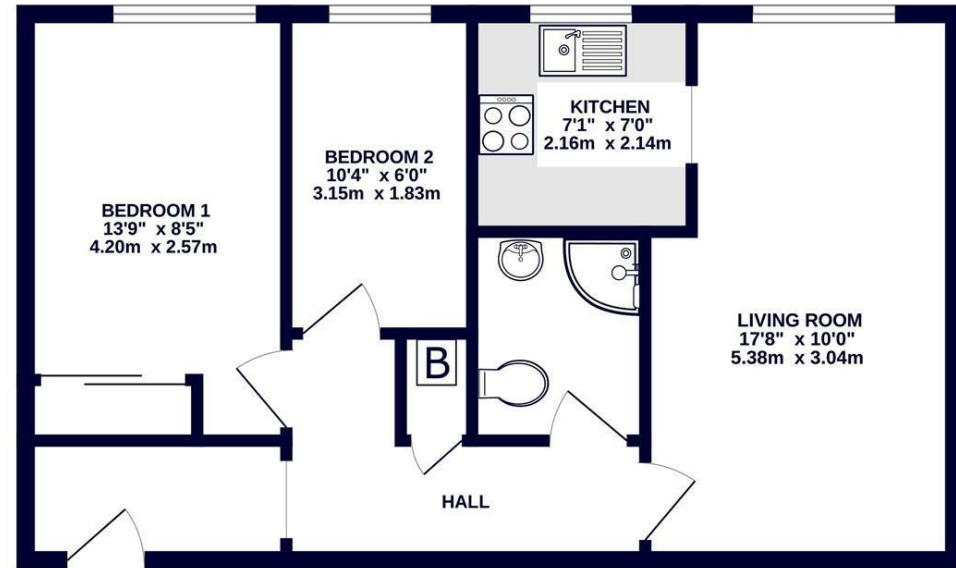
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(Distances are straight line measurements from centre of postcode)



## GROUND FLOOR

529 sq.ft. (49.2 sq.m.) approx.



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TOTAL FLOOR AREA : 529 sq.ft. (49.2 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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0208 017 6000

18 Bridge Street, Pinner,  
Middlesex, HA5 3JF

pinner@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (39-48)		
G (31-38)		
Not energy efficient - higher running costs		
England & Wales	77	78
EU 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.