

## **Pinehurst Uxbridge Road, Stanmore**



Approaching 1,900 sq ft, a generously proportioned three-bedroom, two-bathroom apartment situated on the first floor of this small, purpose-built block of only twelve luxury homes.

This well presented property offers vast reception space along with a particularly large entrance hall, substantial bedrooms and a bright kitchen/breakfast room. In addition, there is a wide oval-shaped balcony and two allocated underground parking bays with guest parking for visitors.

Pinehurst stands behind a secure gated frontage, on the corner of the exclusive Bentley Way and within moments' walk of the blissful open spaces of Bentley Priory. The block is also easily accessible to all the local amenities and transport links of Stanmore Broadway.

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



**020 8954 2200**  
[sales@breslauer.co.uk](mailto:sales@breslauer.co.uk)  
[breslauer.co.uk](http://breslauer.co.uk)

Buckingham House West  
The Broadway  
Stanmore HA7 4EB

## Accommodation and Amenities:

Large Entrance Hall \* Reception Room \* Dining Room \* Kitchen/Breakfast Room \* Master Bedroom with En Suite Bathroom \* Bedroom Two with En Suite Shower Room \* Bedroom Three/TV Room \* Guest Cloakroom \* Utility Room \* Balcony \* Communal Gardens \* Two Underground Parking Spaces \* Guest Parking



**Asking Price £1,095,000 Share of Freehold**

*We have been advised:  
Share of Freehold  
Service charge £1,488 per quarter*

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