

# Exchange Walk

Pinner • • HA5 5AD  
Asking Price: £375,000



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est 1986

# Exchange Walk

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Located in the highly sought-after area of Pinner, this stylish and secure apartment with a lift offers the perfect blend of comfort and convenience.

The property boasts a spacious lounge, two generously sized bedrooms, and the added advantage of allocated parking. Residents will enjoy easy access to a wide range of local amenities, excellent transport links, and major road connections—making this an ideal choice for professionals, couples, or small families.

Off street parking

Walking Distance To Tube

Two Bedroom

Secured Gated Development

Allocated Parking

Well Appointed Kitchen

Close to Good schools

One Family Bathroom

Close To Local Amenities

Approx 577 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

The property features a welcoming entrance hall that leads into a bright and spacious lounge/dining area —perfect for both relaxation and entertaining. The fitted kitchen is thoughtfully designed for practicality and efficiency. There are two generously sized double bedrooms, and the flat is completed by a well-appointed family bathroom. The property also features a boarded loft, providing additional convenience and valuable storage space.

### Outside

Externally, the property enjoys a serene view and the added convenience of secure, gated allocated parking, ensuring both privacy and peace of mind.

### Location

This beautifully presented two-bedroom apartment is ideally situated in Pinner, offering convenient access to a wide range of amenities, including schools, shopping centers, dining establishments, and more. The location also benefits from excellent road and transport links, ensuring seamless travel both locally and beyond.



### Schools:

Pinner High School 0.3 miles  
Roxbourne Primary School 0.6 miles  
Cannon Lane Primary School 0.4 miles



### Train:

Rayners Lane Station 0.5 miles  
Eastcote Station 0.6 miles  
North Harrow Station 1.0 miles



### Car:

M4, A40, M25, M40



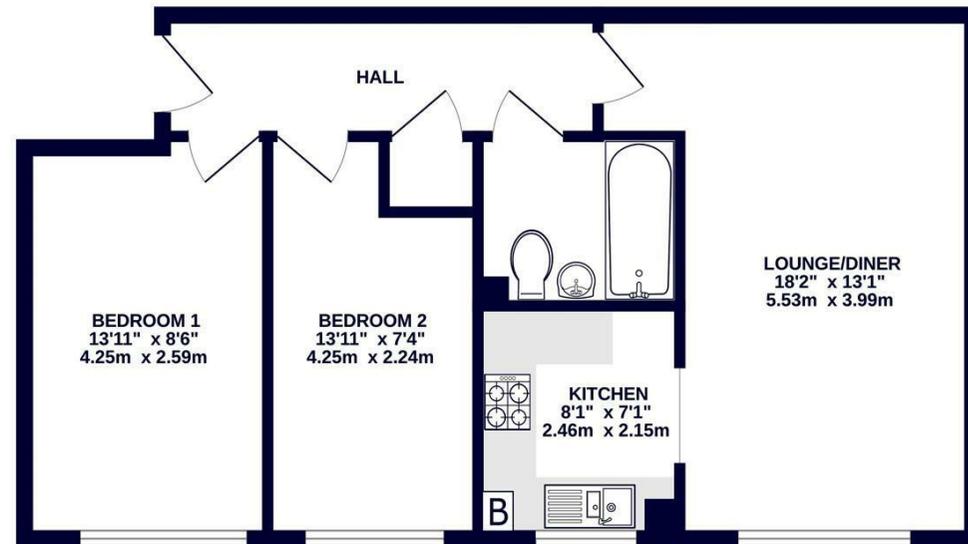
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



### 3RD FLOOR 577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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		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		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		78	80

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.