

# Leeway Close

Pinner • • HA5 4SE  
Asking Price: £305,000



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# Leeway Close

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Leeway Close presents a stylish, modern ground-floor apartment within the sought-after Mentana Court development. Ideal for downsizers and first-time buyers alike, this well-designed property offers a generous double bedroom, two bathrooms, and a bright, open-plan living area perfect for both relaxation and entertaining.

With the added advantages of a long lease and an allocated parking space, this apartment combines convenience with modern comfort. Situated near the lively Broadway of Hatch End, residents enjoy easy access to popular shops, bars, and local amenities, all within a vibrant neighborhood setting.

One Bedroom Apartment

Two Bathrooms

Excellent Condition

Large Open Plan Living Area

One Allocated Parking Space

Short Stroll to Hatch End High Street

Long Lease Remaining

Modern Fitted Kitchen

Ground Floor

Approx Area: 540 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**

Upon entering this ground-floor flat, you're welcomed by a private entrance that opens into a spacious hallway. The hallway flows seamlessly into a bright, open-plan kitchen, dining, and reception area filled with natural light. The modern kitchen is fitted with high-end appliances, making it both functional and stylish.

Off the hallway, you'll find a generous double bedroom featuring an ensuite bathroom, as well as an additional well-appointed family bathroom, offering both comfort and convenience.

The flat also benefits from one allocated parking space.

### **Location**

Situated just off Hatch End High Street, this property offers convenient access to an array of shopping facilities, popular supermarkets, restaurants, and coffee houses. Nearby Pinner Village provides additional options for dining and shopping. Commuters will appreciate the excellent transport links, including Overground services from Hatch End Station and the Metropolitan Line from Pinner Tube Station, both offering easy access to central London.

Families will find the area well-served by reputable primary and secondary schools, including catchment for Grimsdyke School, as well as nearby children's play areas and recreational facilities.



### Schools:

Grimsdyke School 0.3 miles  
Woodhall Primary School 1.0 miles  
Reddiford School 1.2 miles



### Train:

Hatch End Station 0.3 miles  
Headstone Lane Station 0.9 miles  
Pinner Station 1.0 miles



### Car:

M4, A40, M25, M40



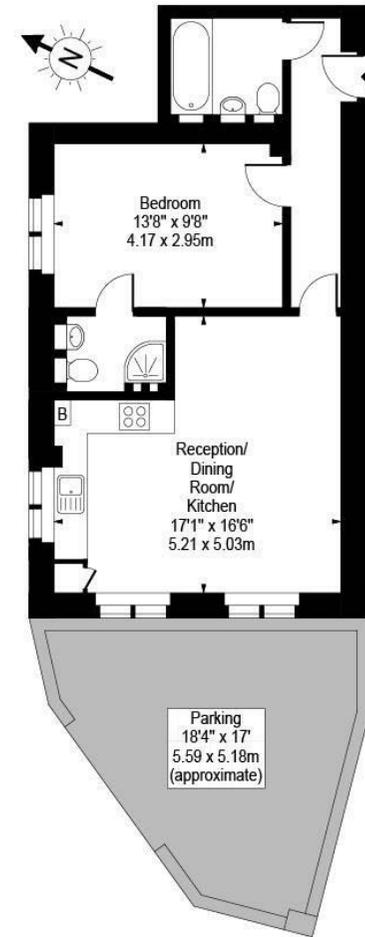
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



### Mentana Court, Leeway Close, HA5 4SE



Ground Floor

Approx Gross Internal Area **540 Sq Ft - 50.17 Sq M**

For Illustration Purposes Only - Not To Scale  
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Ref. No. 010525J

**coopers**  
est 1986

**0208 017 6000**

**18 Bridge Street, Pinner,  
Middlesex, HA5 3JF**

[pinner@coopersresidential.co.uk](mailto: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	81	81
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - 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.