



Andrew Pearce  
PINNER

CHERRY COURT, UXBRIDGE ROAD, HA5 3PS £355,000



Presenting this spacious two-bedroom, one bathroom apartment set in a popular development close to transport links and amenities, this well-presented apartment offers a superb opportunity for the first-time buyer, downsizer or investor alike.

As you step inside, the accommodation briefly comprises of a spacious reception/dining room with adjoining kitchen with modern eye and base cabinets. The main bedroom benefits from fitted wardrobes, there is a further well-proportioned bedroom and a tiled three-piece bathroom. The apartment benefits from beautifully kept communal gardens, private parking facilities, and the security of a video entrance phone system, ensuring peace of mind.

Located in the vibrant areas of Pinner and Hatch End, the property is surrounded by an array of boutique shops, restaurants, and essential amenities. Transportation is a breeze with local bus services and nearby access to both the Metropolitan Line at Pinner underground station and the Overground at Hatch End rail station. These connections offer rapid and regular travel into the heart of Central London and beyond.



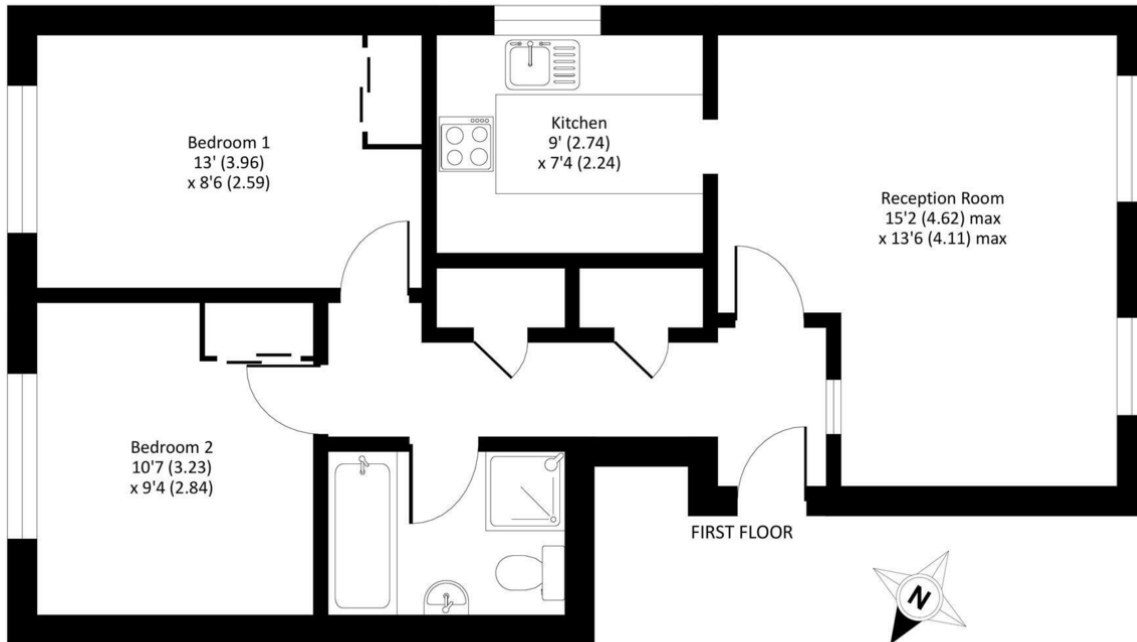
For those commuting by car, the M1 and M40 provide excellent links to central London, and London's Heathrow airport is conveniently accessible. The locality is also renowned for its quality educational institutions, charming children's parks, and ample recreational facilities.

**Leasehold – 973years remaining**  
**Council Tax Band - D**  
**Harrow Borough**  
**EPC - C**

## Cherry Court, Uxbridge Road, Pinner, HA5 3PS

Approximate Area = 622 sq ft / 57.8 sq m

For identification only - Not to scale



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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