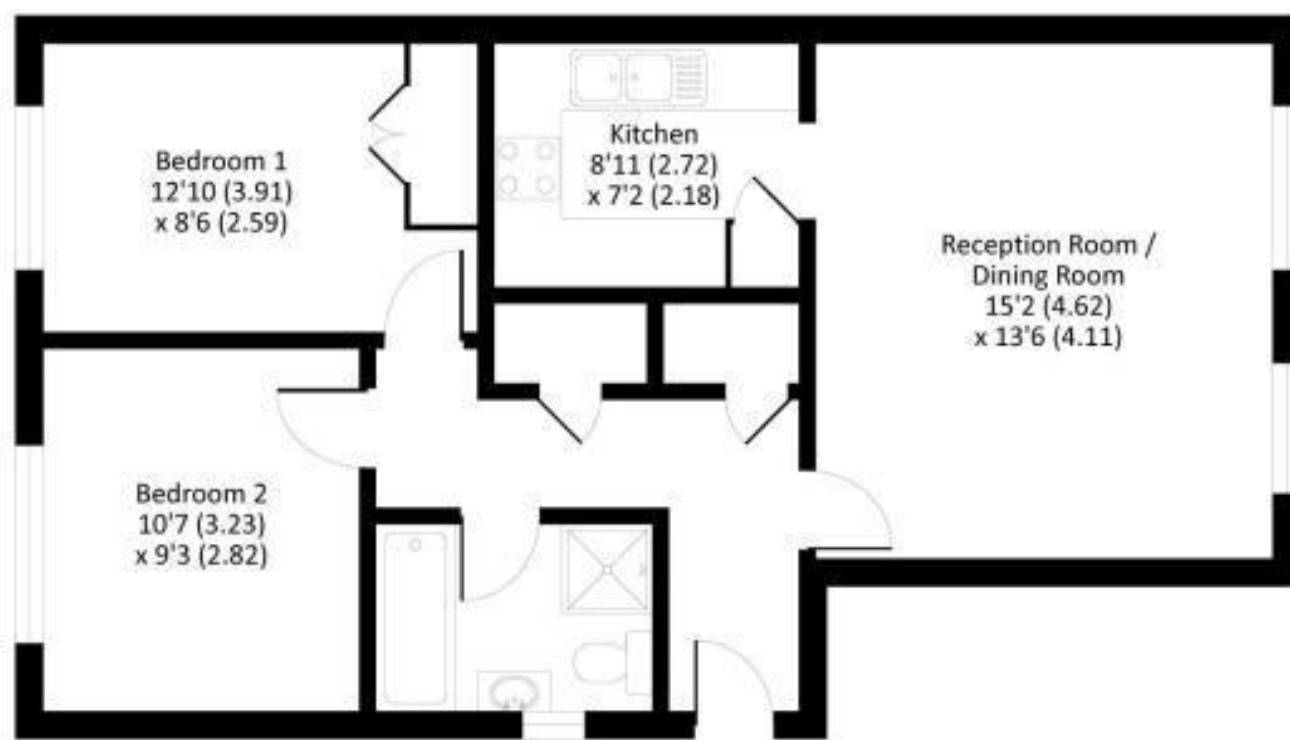


# the floorplan...

Cherry Court, Uxbridge Road, Pinner, HA5 3PS

Main house gross internal area = 652 sq ft / 60.6 sq m.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should not be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. © 2017 richcom.co.uk | Produced for Gibbs Gillespie | Drawing No 224889

## more details from...

**call:** Brian Cox North Harrow: 020 3866 6640

**email:** paul.budd@brian-cox.co.uk

**web:** www.brian-cox.co.uk



0203 866 6640  
brian-cox.co.uk



This spacious two bedroom ground floor flat enters the market with Brian Cox Estate Agents. The property is situated close to shopping facilities, sought after schools and transportation links. Accommodation: entrance hallway, spacious lounge/dining room, fitted kitchen, two good sized bedrooms and bathroom. Further benefits include gas central heating, double glazing, allocated parking space and delightful communal grounds.



Monthly Rental Of £1,350

Uxbridge Road, Pinner HA5 3PS

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.





## in brief...

- Two Bedrooms
- Ground Floor with own Front Door
- Sought After Development
- Well Presented Accommodation
- Available Immediately
- Attractive Communal Grounds



## the location...

### nearest stations ...

The property is conveniently located for Pinner's extensive High streets offering an extensive section of cafes, restaurants and shopping facilities. The property is near parks and green spaces, ideal for walks and exercise. The Metropolitan line is easily accessible from the property offering swift access into the city and West End, as well as many bus routes. For the motorist the A40/M25 is a short drive away providing access to London and the Home counties.

