



**A TWO BEDROOM GROUND FLOOR APARTMENT WITH NO ONWARD CHAIN**

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Uxbridge Road, Hacth End, Pinner, HA5 4SF





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**NO CHAIN • GROUND FLOOR APARTMENT • ENTRANCE HALLWAY • GENEROUS RECEPTION ROOM • MODERN KITCHEN • TWO DOUBLE BEDROOMS • TWO BATH/SHOWER ROOMS • DIRECT ACCESS TO COMMUNAL GARDENS • GATED OFF-STREET PARKING •**

### Description

A modern and well-presented, two double bedroom, ground floor apartment situated just footsteps from local amenities and transport links. This attractive apartment benefits from direct access to the communal gardens, gated off-street parking and is available with no onward chain.

The apartment comprises an entrance hallway with a large storage / cloak cupboard, a generous reception room with patio doors opening out to the communal gardens, an adjoining kitchen with modern fitted units and integrated appliances, and a luxury family bathroom. Completing the accommodation are two double bedrooms with an en-suite to the master. Externally there are well maintained communal grounds and gated off-street parking for one car to the rear.







### **Location**

Situated on Uxbridge Road just a stone's throw from Hatch End high street and a variety of local shops, restaurants, coffee houses and popular supermarkets, with Pinner high street just a short distance away. For commuters, nearby Hatch End Station provides a regular service into London Euston via the Overground, with Pinner station offering a more frequent service via the Metropolitan Line. There are also a number of local bus routes accessible along the high street.

The area is well served by primary and secondary schooling, children's parks / playgrounds and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Leasehold

Lease Length: 125 years from December 1996

Service Charge: Approx. £2,500 PA

Ground Rent: Approx. £400 PA

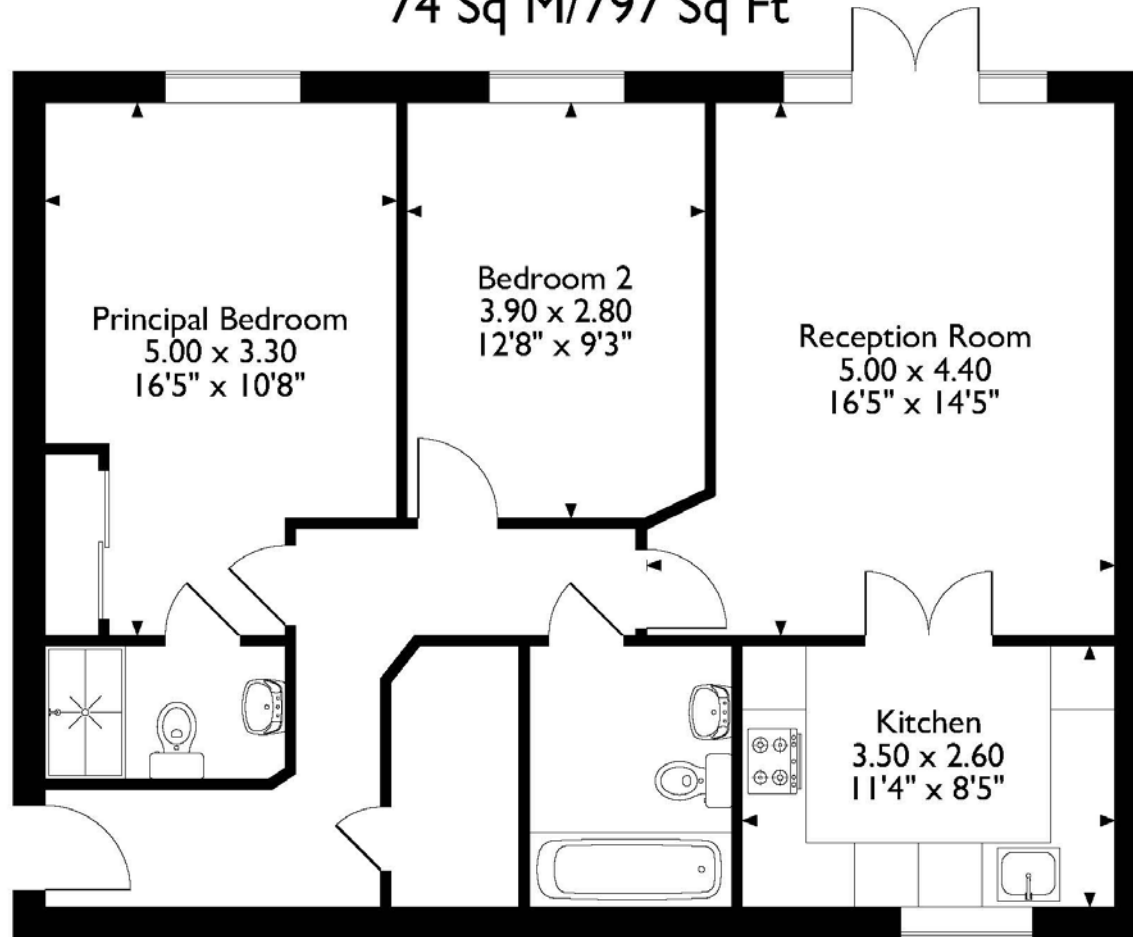
Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: Band C



Uxbridge Road, Pinner  
Approximate Gross Internal Area  
74 Sq M/797 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

1 High Street, Pinner, Middlesex, HA5 5PJ  
Tel: 0208 866 8083 Pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
40 ST JAMES'S PLACE SW1