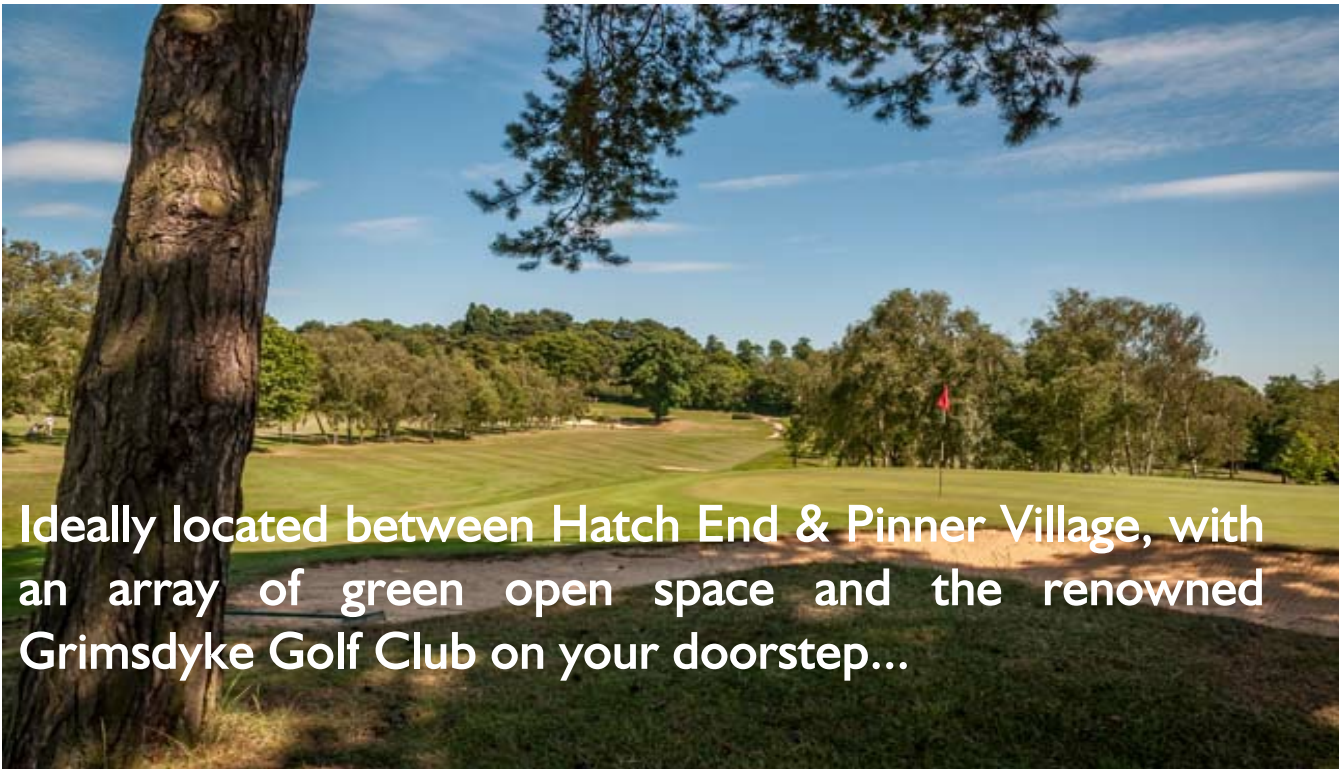


CLOISTER WOOD

IDEALLY LOCATED BETWEEN THE RENOWNED HATCH END HIGH STREET AND PINNER VILLAGE. A LUXURY GATED DEVELOPMENT COMPRISED OF SIX TWO BEDROOM FLATS WITH BOTH PRIVATE AND COMMUNAL GARDENS WITH AN ALLOCATED PARKING SPACE FOR EACH FLAT.



Ideally located between Hatch End & Pinner Village, with an array of green open space and the renowned Grimsdyke Golf Club on your doorstep...

Hatch End is known for its unique ambience and eclectic variety of restaurants and shops. It has great transport links which provide access from Hatch End Station to London Euston in under 20 minutes.

Pinner Village is a short walk away, where you can find a thriving community with local shops as well as high street brands.

Harrow On The Hill is an 8 minute drive away where the prestigious Harrow School is located. Breathtaking views over Central London can be enjoyed from here.

Many local Golf courses can be found including the renowned Grimsdyke golf course & Hotel just one mile away.

The A40 is a 13 minute drive, allowing easy access to Central London and Heathrow Airport with the M25 just a 15 minute journey.

Pinner Memorial Park is a short walk away. This spacious park offers plenty of natural greenery, mature trees, childrens play area, bowling green and a cafe.

Wembley Stadium, the second largest stadium in Europe, is just a 17 minute drive from Cloister Wood.

# LOCATION

Cloister Wood is an exciting development with unique characteristics. Located just off Uxbridge Road within a gated development offering six two bedroom apartments with both private and communal gardens in addition to allocated parking.

The ground floor is comprised of three self contained two bedroom/two bathroom apartments, all of which come with a private garden and an allocated parking space. Apartment number 6 has a separate entrance away from the main communal hall. The first floor contains the entrances to three further flats, one of which is split over the first and second floors.

Each flat has been designed to suit the needs of modern day living without compromising on quality.

The gated development has a FOB entry system, giving you extra security. Each apartment comes with one allocated parking space although there is plenty of unrestricted street parking available in the vicinity.

**MODERN LIVING**

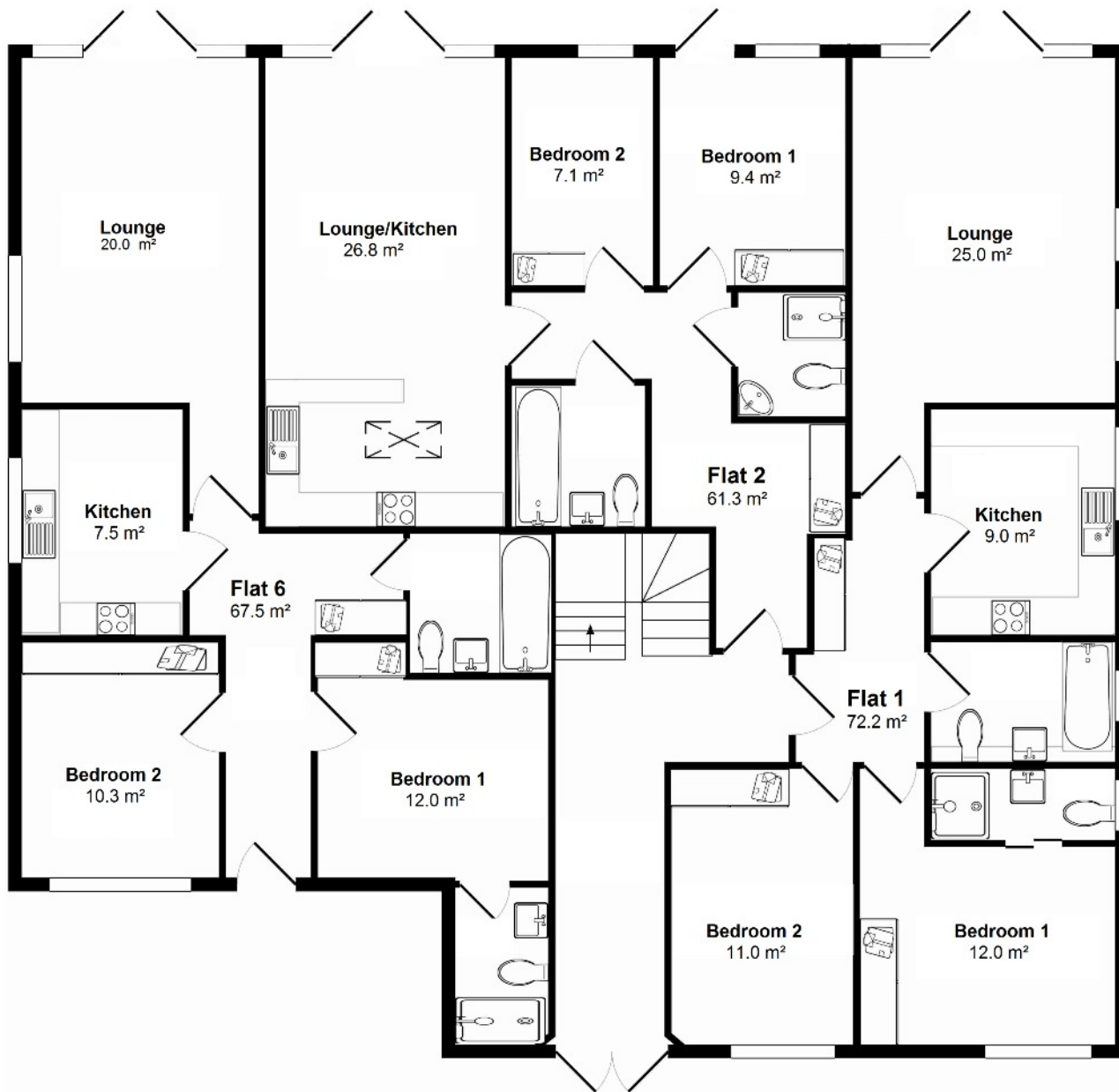
**PRIVATE & COMMUNAL GARDENS**

**GATED DEVELOPMENT**

**FULLY FITTED KITCHENS**

**PRIVATE ALLOCATED PARKING**

**THE DEVELOPMENT**



### Flat 6:

Ground floor flat with private entrance: 67.5 Sq m - 726.5 sq ft

#### Features:

Private entrance separate from main development, two large double bedrooms, one en suite, spacious family bathroom, storage cupboard in hallway, spotlights throughout, fully integrated separate kitchen, one allocated parking space, private garden with wooden decking area and storage shed.

### Flat 2:

Ground floor flat with large private garden 61.3 Sq m- 659.82 sq ft

#### Features:

One large double bedroom with private bathroom, one spacious single bedroom, spacious family bathroom, storage cupboards in hallway, open plan kitchen with integrated appliances, spot lights throughout, one allocated parking space, large private garden with wooden decking area and storage shed.

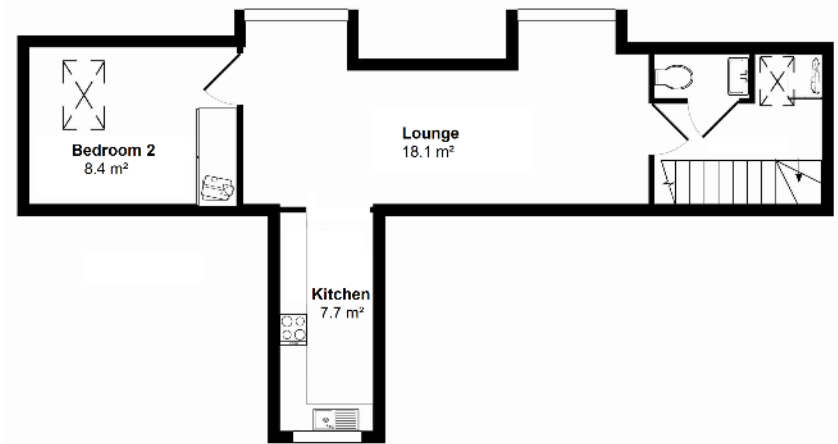
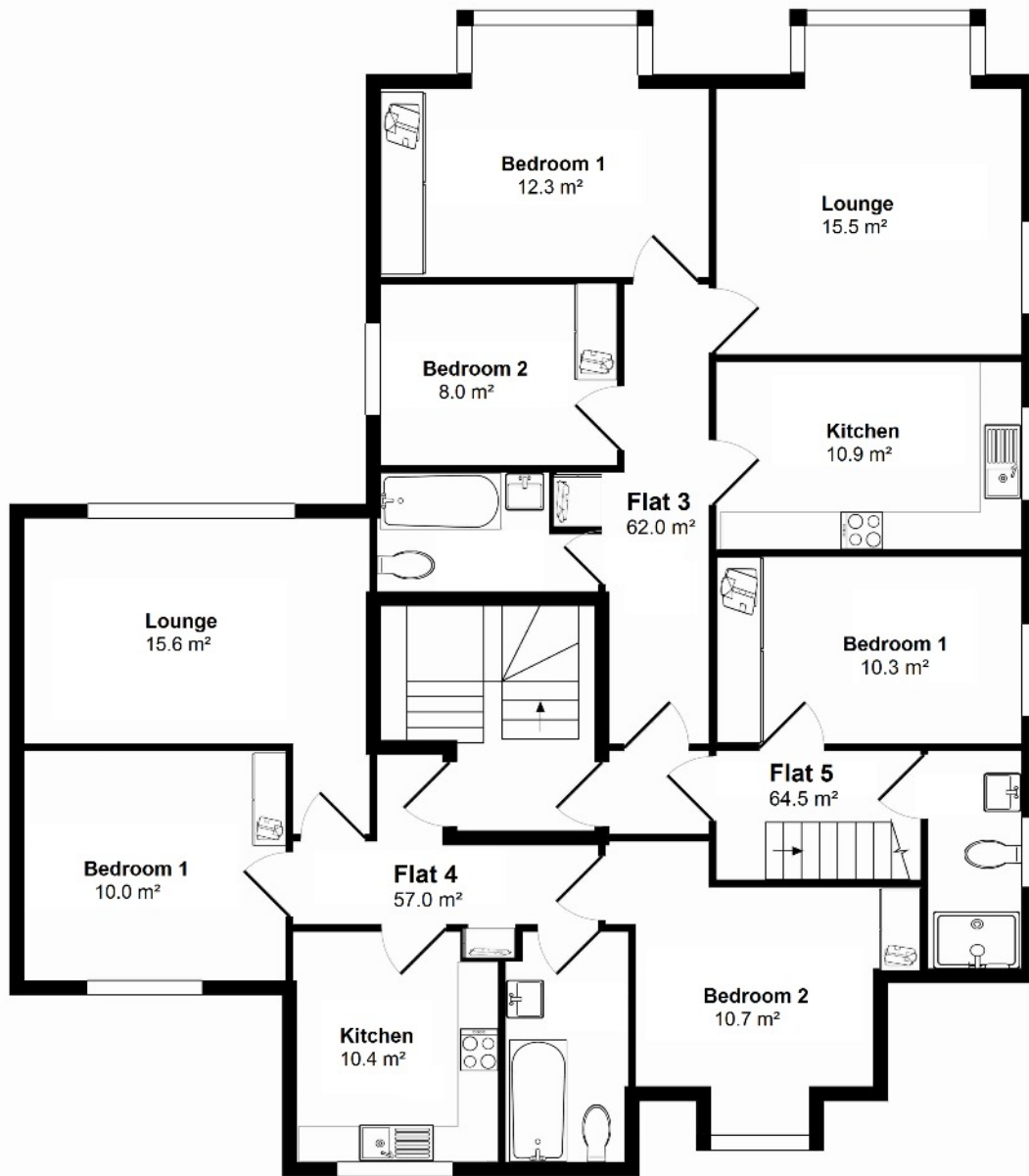
### Flat 1:

Ground floor flat with private garden 72.2 Sq m - 777.15 sq ft

#### Features:

Two large and spacious bedrooms with integrated wardrobes and one en suite bathroom, spacious family bathroom, storage cupboards in hallway, spot lights throughout, fully integrated separate kitchen, one allocated parking space, private garden with wooden decking area and storage shed.

# FLOORPLANS



**Flat 3:** First floor flat with communal garden & allocated parking 62.0 Sq m - 667.36 sq ft

*Features:*

One large and spacious double bedroom, one large single bedroom, spacious family bathroom, storage cupboards in hallway, spot lights throughout, fully integrated separate kitchen, one allocated parking space & communal garden.

**Flat 4:** First floor flat with communal garden & allocated parking: 57.0 Sq m - 613.54 sq ft

*Features:*

Two large double bedrooms, spacious family bathroom, storage cupboard in hallway, spotlights throughout, fully integrated separate kitchen, one allocated parking space & communal garden.

**Flat 5:** Duplex flat with communal garden & allocated parking 64.5 Sq m- 694.27 sq ft

*Features:*

One large double bedroom located on first floor, one spacious single bedroom on second floor, family bathroom on first floor, toilet on second floor, storage cupboards in hallway, separate kitchen with integrated appliances, spot lights throughout, one allocated parking space & communal garden.

# FLOORPLANS

COLLINS  
SARWAR

Marketed by Collins Sarwar Estates Limited. 122 Kenton Road, Harrow, HA3 8AL

020 8945 7797

[info@collins-sarwar.com](mailto:info@collins-sarwar.com) - [www.collins-sarwar.com](http://www.collins-sarwar.com)