

- THREE Bedroom Apartment
- Scenic Views
- Entryphone System
- Double Glazing
- Allocated Parking Space

- Secure Gated Development
- Large Lounge
- Gas Central Heating
- Walking Distance To Uxbridge Town Centre
- EPC Rating C

Situated within the desirable and well-maintained Denham Lodge, this spacious THREE-bedroom apartment offers 923 sq ft of well-appointed living space. Being sold with the added advantage of no onward chain, making it an ideal choice for first-time buyers or investors.

The property comprises; entrance hallway, generous living area, modern fitted kitchen and three good sized bedrooms with built-in wardrobes., modern bathroom and a separate W/C.

Additional benefits include; gas central heating, double glazing, storage cupboards, gated allocated parking and beautifully maintained communal gardens.

Denham Lodge is ideally positioned just off Oxford Road, a short walk from Uxbridge Town Centre, offering an array of shops, restaurants, and bars, as well as excellent transport connections via the Metropolitan and Piccadilly lines. The property also provides convenient access to the A40/M40/M25 junctions, Hillingdon Hospital, Brunel University, Stockley Park, and Heathrow Airport.

Viewings strictly by appointment.

Price: Guide Price £425,000

Tenure: Share of Freehold

Lease: 125 years from 29 September 1990

Years Remaining: 90 Approx

Service Charge & Insurance: £??? Per Annum

Service Charge Review: January (Annual\_

Ground Rent £ N/A

Ground Rent Review: N/A

Local Authority: South Buckinghamshire

Council Tax Band: D

Broadband type: Up to Ultrafast 1800 Mbps d/l 220 Mbps u/l

Mobile Coverage (Indoor):

Provider| Voice | Data

EE| Likely Likely

Three| Likely Likely

O2| Likely Likely

Vodafone| Likely Likely

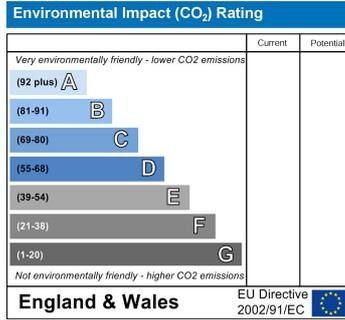
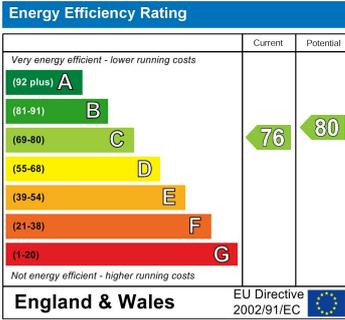
\*Please note all dimensions and descriptions are to be used

as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>









**Oxford Road, Denham, Uxbridge, UB9**

Approximate Area = 923 sq ft / 85.7 sq m

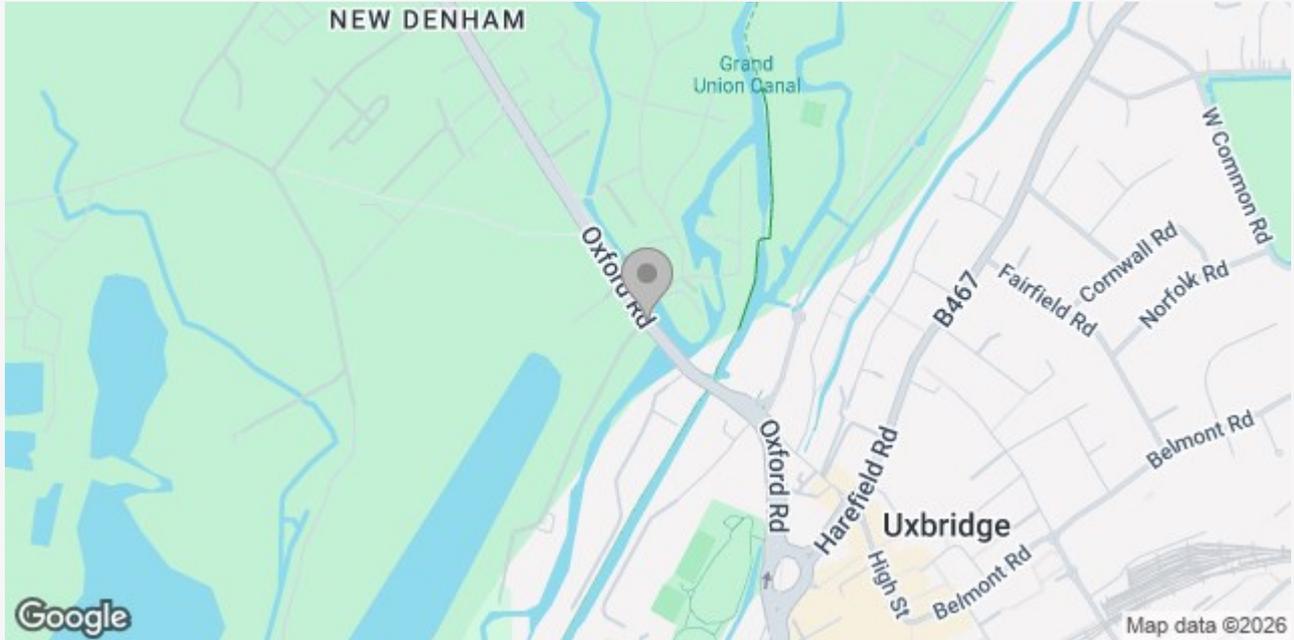
For identification only - Not to scale



**FIFTH FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lakin & Co. REF: 1296496

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