LAKIN & CO

2 Bedroom Flat | 2 Bathroom | 1 Reception

5 Hornchurch Road, Uxbridge UB10 0YH

Guide Price £435,000









- Two Bedrooms
- Two Bathrooms
- No Onward Chain
- St. Andrews Development
- Gas Central Heating
- Second Floor
- Long Lease
- Allocated Parking Space
- Two Balconies
- EPC Rating B

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

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A two bedroom, two bathroom top floor modern apartment situated in the popular St. Andrews Park within walking distance of Uxbridge Town Centre added to the market with NO ONWARD CHAIN.

The property briefly comprises; welcoming entrance hallway via video entry phone, open plan kitchen / living room with modern fitted kitchen with wall & base units, two double bedrooms one featuring an en suite bathroom and separate white suite family bathroom. Outside the property boasts two terrace areas which get sun throughout the day and would be ideal for the summer months and entertaining. The development has well maintained lawn communal garden areas. There is an allocated parking bay in secure underground car park with electric charge points available and also the building has lift access.

At the heart of Uxbridge, this location is only a short drive to the A40/M40/M25 motorway links for access into London and surrounding counties and a few minutes walk to Uxbridge Train Station (Metropolitan and Piccadilly Lines). Also within close proximity of Brunel University, Hillingdon Hospital & Stockley Business Park.

Within walking distance of Dowding Park The Battle of Britain Bunker and Hillingdon House. With 40 acres to explore, the site incorporates a mix of country and recreational parkland with the River Pinn running through a copse of mature trees. The newly planted Jubilee wood, football pitches, a playground and trim trail are all accessible with newly laid paths meaning that there is something for everyone, accessible to all.

Years Remaining Lease Length: 244 Years (approx)
Service Charge: £2,671pa (approx)
Ground Rent: £255 (approx) per year
Local Authority: Hillingdon
Council Tax Band: D

Internet Speed: Download - (up to) 1800 Mbps Upload - (up to) 220 Mbps
EE - Good outdoor & variable in home
Three - Good outdoor & variable in home
O2 - Good outdoor & in home
Vodafone - Good outdoor & in home

Ofcom at https://checker.ofcom.org.uk







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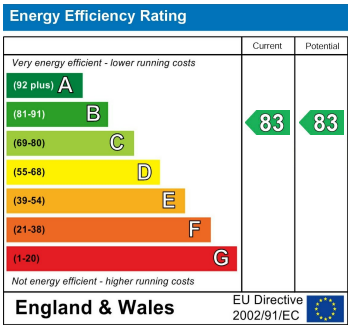


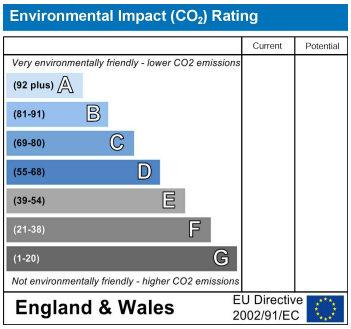
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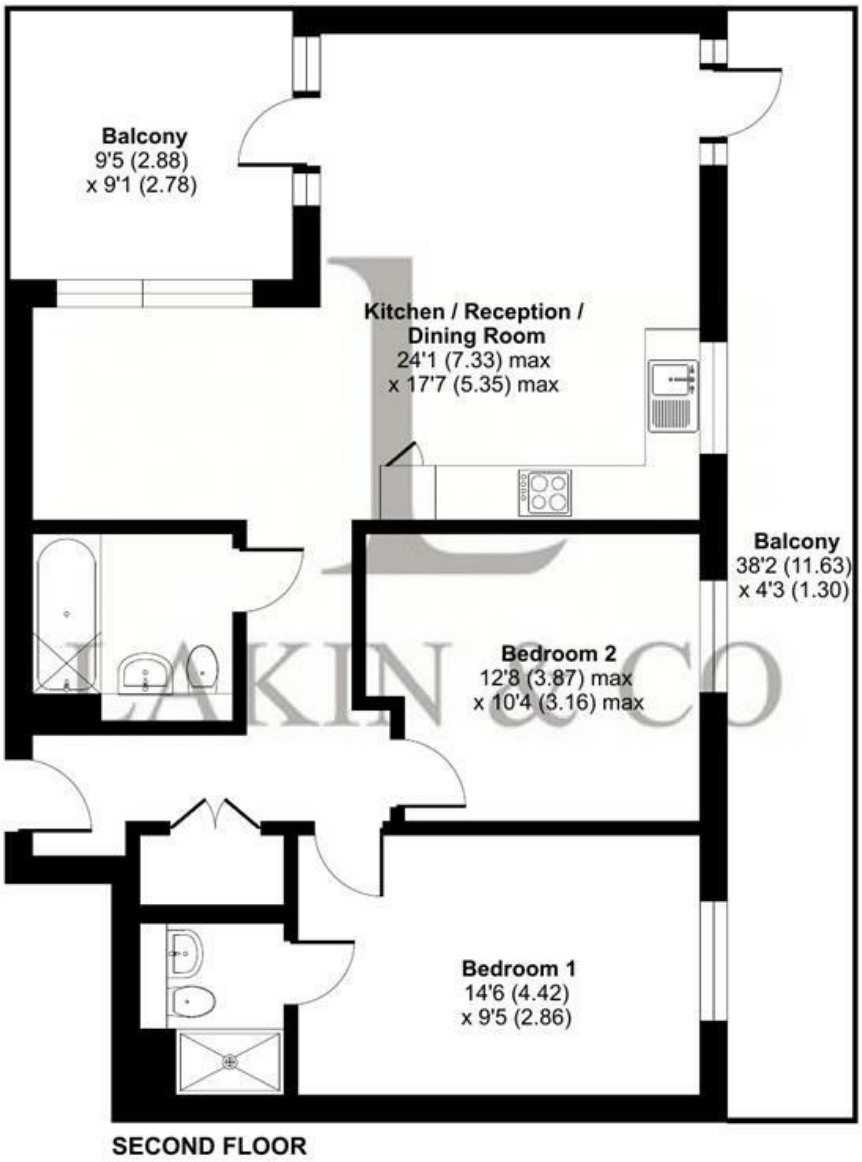
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Hornchurch Road, Uxbridge, UB10

Approximate Area = 785 sq ft / 72.9 sq m

For identification only - Not to scale





SECOND FLOOR

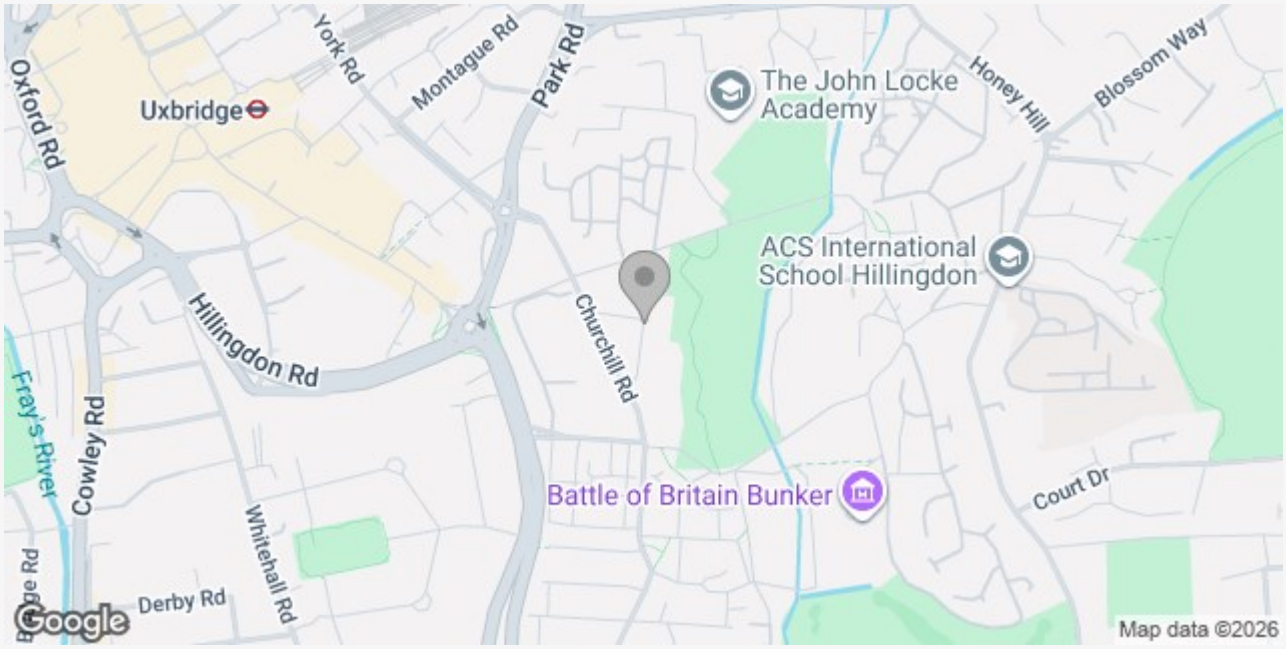
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lakin & Co. REF:1469195

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas,measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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