LAKIN & CO

2 Bedroom Apartment | 1 Bathroom | 1 Reception

Oxford Road, Denham UB9 4AA

Guide Price £315,000









- TWO Bedroom Apartment
- Walking Distance To Uxbridge Town Centre
- Close to Transport Links
- Entry Phone
- Secure Gated Development
- Spacious Lounge
- Allocated Parking for Two Cars
- Double Glazed Windows
- Lift
- EPC Rating C

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
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Situated within the desirable and well-maintained Denham Lodge, this spacious TWO-bedroom apartment offers 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 two good sized bedrooms with built-in wardrobes to the master, modern bathroom and a separate W/C.

Additional benefits include; gas central heating, double glazing, storage cupboards, gated allocated parking for two cars 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.

Tenure: Share of Freehold
Lease: 995 years approx.
Service Charge & Insurance: £2,700
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| Good outdoor and in-home
Three| Good outdoor and in-home
O2| Good outdoor and in-home
Vodafone| Good outdoor and in-home

*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







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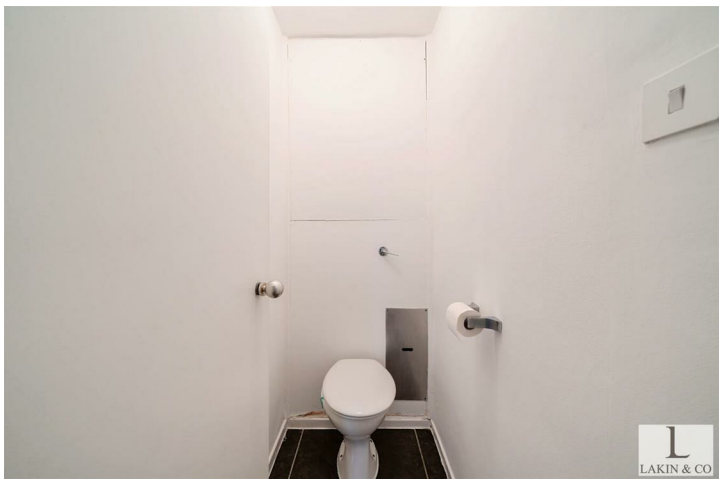
Guide Price £315,000

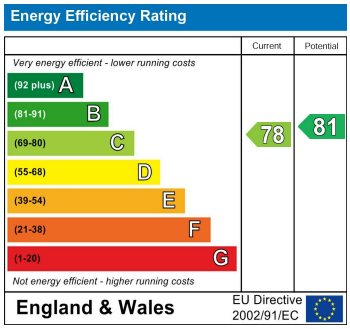


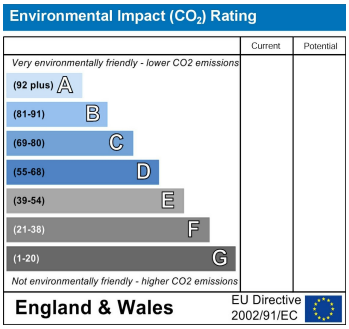












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Oxford Road, Denham, Uxbridge, UB9

Approximate Area = 841 sq ft / 78.1 sq m
Outbuilding = 4 sq ft / 0.3 sq m
Total = 845 sq ft / 78.4 sq m
For identification only - Not to scale



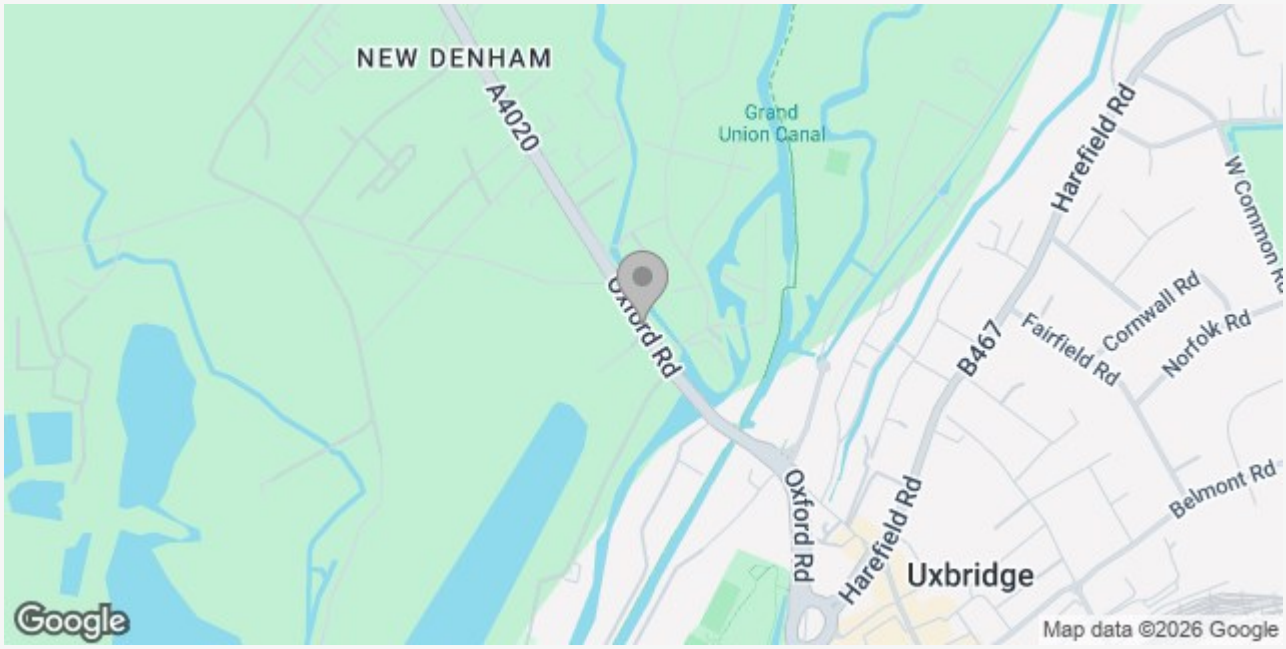
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lakin & Co. REF: 1417823

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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rightmove Zoopla.co.uk PrimeLocation.com homes24.co.uk Homes & Property

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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