



- Studio Apartment
- No Onward Chain
- Central Heating System
- Kitchen With Integrated D/Washer
- Lift Access
- Uxbridge Town Centre
- Double Shower
- Private Balcony
- Video Entryphone System
- EPC Rating B

A bright and spacious studio apartment located in the heart of Uxbridge town centre and just minutes from the high street and tube station offered to the market with NO ONWARD CHAIN.

Comprising; spacious living space, stylish kitchen with an induction hob, oven, integrated dishwasher and under counter fridge/freezer, balcony, shower room with double shower.

Further benefits include; tall ceilings, wood flooring, spotlights throughout, a central heating system, a video entry phone system, a utility cupboard with washing machine, lift access and a communal roof garden.

Price: Guide Price £245,000

Tenure: Leasehold

Lease: 125 years from 17 July 2018

Years Remaining: 118 Approx.

Service Charge: £1676 Per Annum

Service Charge Review: January (Annually)

Ground Rent £125 Per Annum

Local Authority: Hillingdon

Council Tax Band: D

Internet Speed: Up to Super-fast Download - (up to) 80 Mbps Upload - (up to) 20 Mbps

Mobile Coverage :

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/>





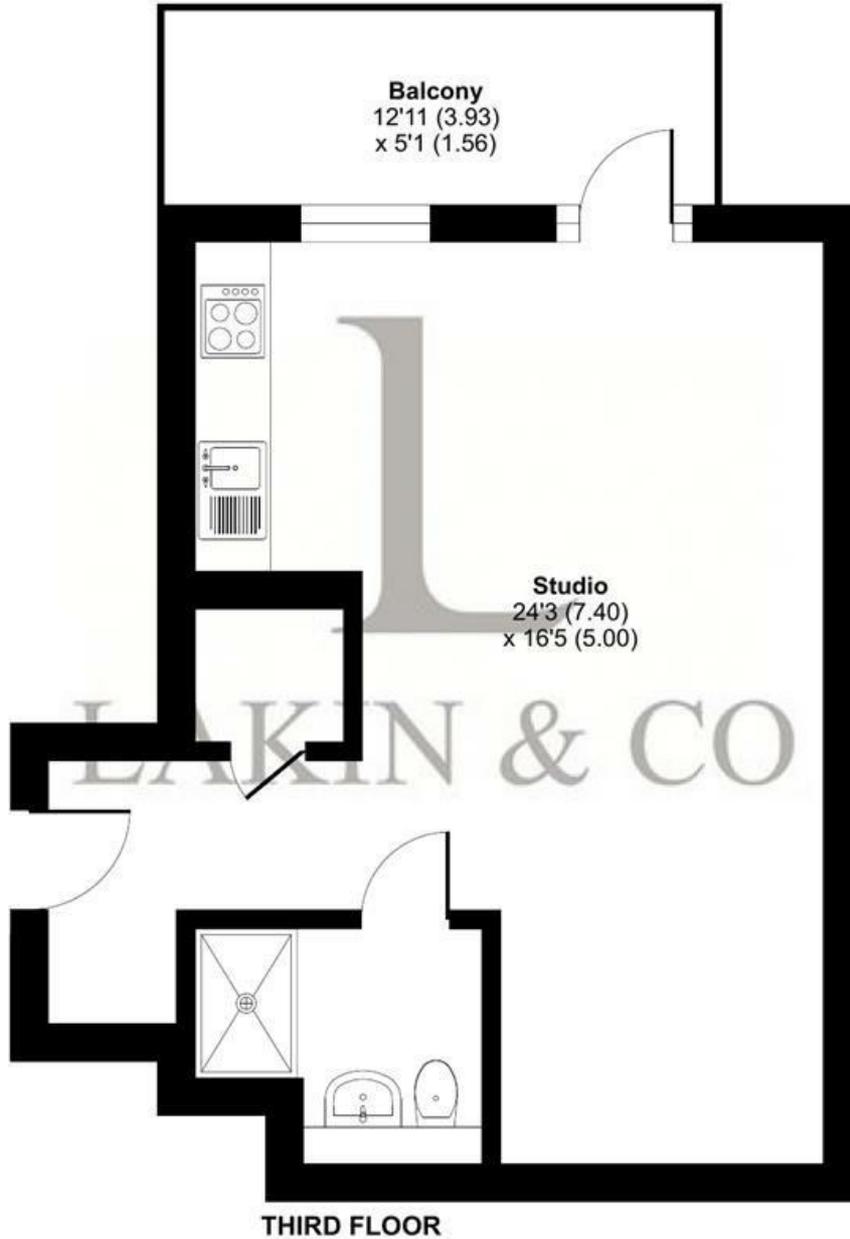
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Harefield Road, Uxbridge, UB8

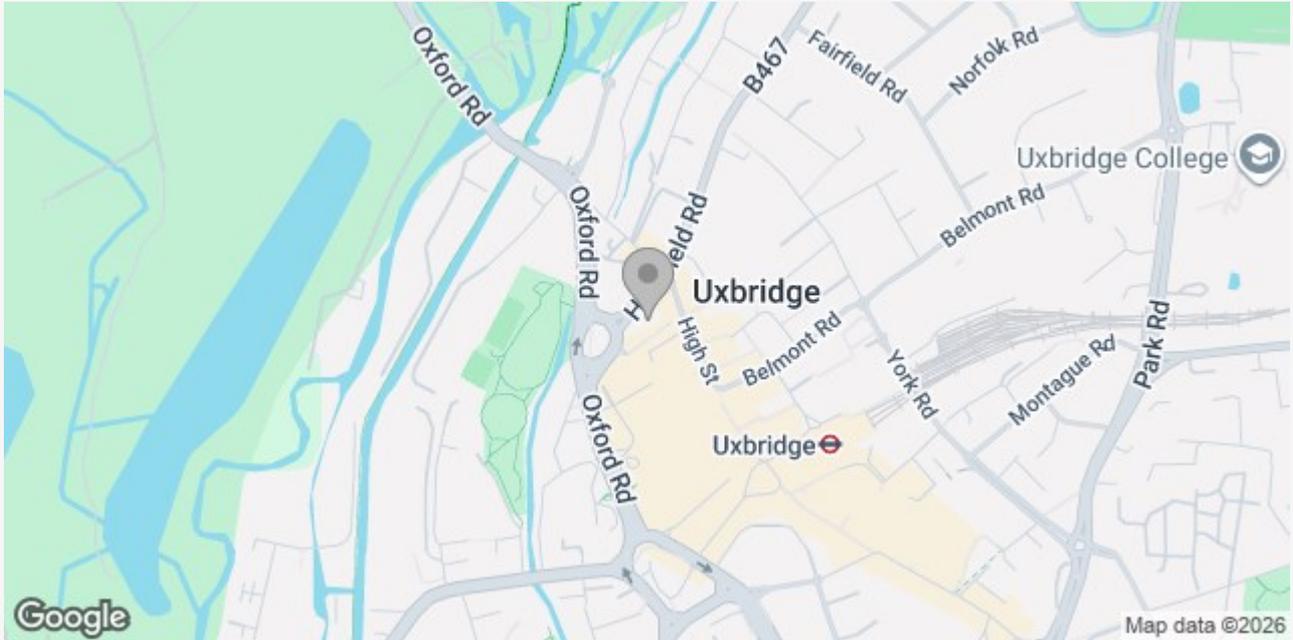
Approximate Area = 419 sq ft / 38.9 sq m

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 2025. Produced for Lakin & Co. REF:1393138

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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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.