LAKIN & CO

1 Bedroom Apartment | 1 Bathroom | 1 Reception

Brand Avenue, Uxbridge UB10 0FS

Guide Price £250,000

- One Bedroom
- Long Lease
- Walking Distance To Uxbridge Town Centre
- Double Glazing
- Viewing By Appointment Only
- No Upper Chain
- Allocated Parking Space
- St. Andrews Park Development
- Gas Central Heating
- 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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Guide Price £250,000

A ONE double bedroom first floor apartment situated in the desirable St. Andrews Park development offered to the market with no upper chain. This spacious property is within walking distance of Uxbridge town centre and an internal inspection comes highly recommended.

The property briefly comprises; entrance hallway doors leading into an open plan lounge / kitchen with modern fitted kitchen with wall & base units and space for dining table, double bedroom with built in wardrobes and white suit bathroom. Benefits include, long lease, allocated parking, great location, double glazing, gas central heating and within walking distance of transport links.

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.

Tenure: Leasehold
Years Remaining Lease Legnth: 113 Years (approx)
Service Charge: £1,318 (approx) per year paid twice yearly
Ground Rent: £250 (approx) per year
Estate Service Charge: £138.84 (approx) per year paid twice yearly
Local Authority: Hillingdon
Council Tax Band: C

Internet Speed: Download - (up to) 1000 Mbps Upload - (up to) 1000 Mbps
EE - Good outdoor & in home
Three - Good outdoor
O2 - Good outdoor & in home
Vodafone - Good outdoor & variable in home

Please note all dimensions and descriptions are to be used as a guide only

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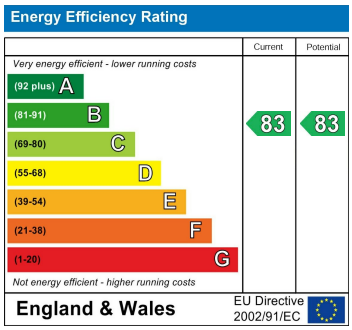

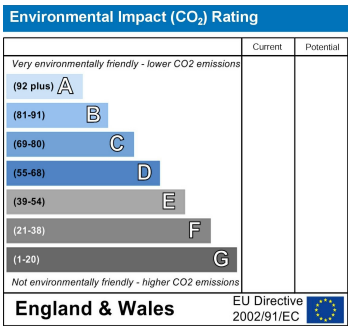

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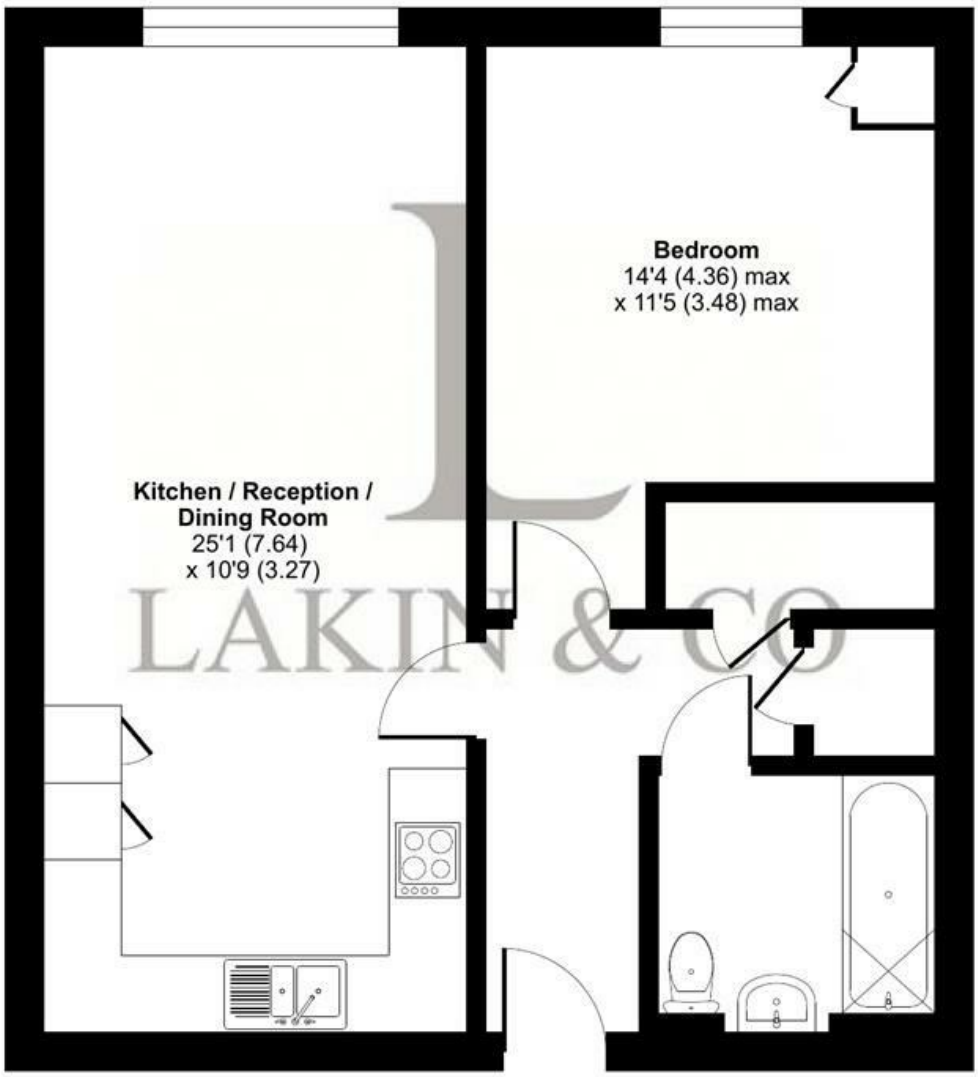
Approximate Area = 567 sq ft / 52.6 sq m

For identification only - Not to scale



FIRST 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:1409329

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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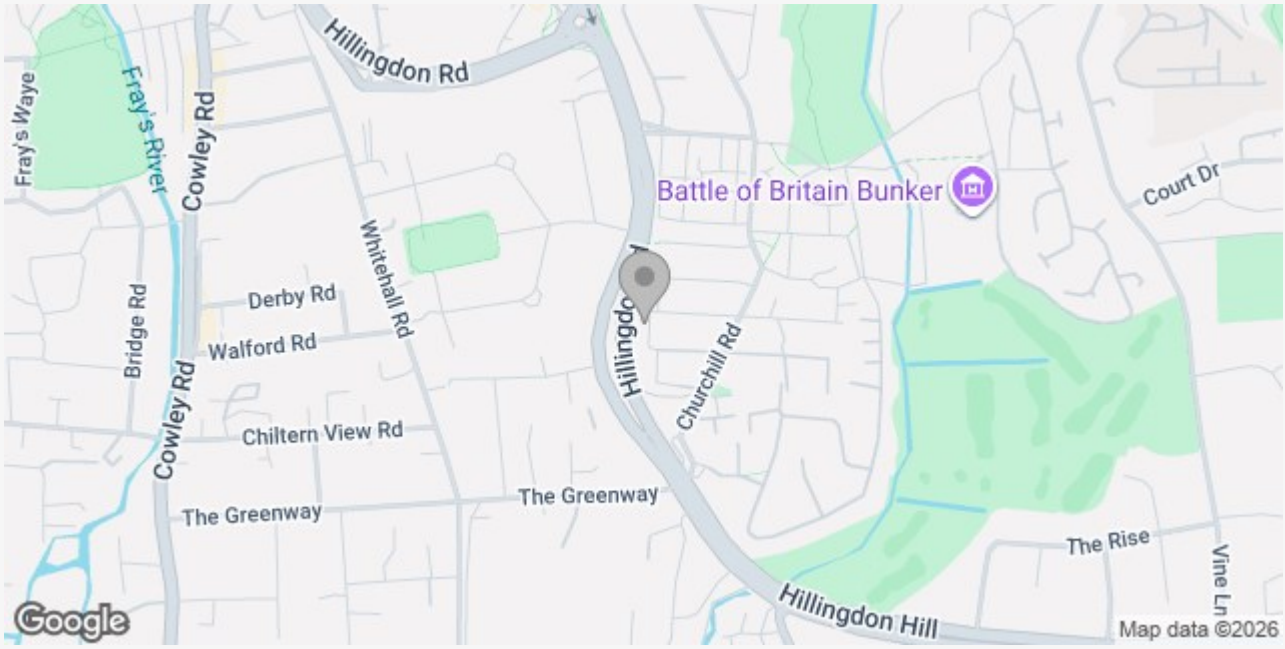

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LAKIN & CO – YOUR LOCAL ESTATE AGENT

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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