



## Whitehall Close, Uxbridge, UB8 2DJ

- Top floor flat
- Two bedrooms
- Two bathrooms
- Private balcony
- Share of freehold
- Garage
- Gated development
- Resident parking
- Long lease
- 0.4 miles from Uxbridge station

**Asking Price £325,000**

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

**Description**

Cameron are delighted to present this top floor, well-proportioned two-bedroom, two-bathroom apartment offering bright and comfortable living, with excellent natural light throughout enhanced by its elevated position. The property benefits from a private balcony and a separate garage, with a total floor area of approximately 649 sq ft, combining practical living with a sense of privacy and space. Ideally located just a short walk from Uxbridge town centre, the apartment enjoys easy access to a wide range of local amenities and excellent transport links, including the Metropolitan and Piccadilly tube lines, making it an ideal choice for first-time buyers or investors alike.

**Accommodation**

The property opens into a welcoming entrance hall providing access to all rooms. At the heart of the home is a generous living room, offering ample space for both relaxing and dining, with doors opening onto a private balcony. Adjacent to the living area is a well-arranged kitchen, thoughtfully designed with good worktop and storage space. The apartment features two well-sized bedrooms. The master bedroom benefits from its own en-suite shower room, while the second bedroom is served by a family bathroom.

**Outside**

The property benefits from a gated communal garden, communal resident parking and a private garage

**Situation**

Situated just a short walk from Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan/Piccadilly line station. For the motorist the A40/M40 is a short drive away giving access to London and the M25.

Brunel University, Hillingdon Hospital and Heathrow Airport are also easily accessible.

**Terms and notification of sale**

Tenure: Share of Freehold

Local authority: London Borough of Hillingdon

Council Tax Band: E

Current EPC Rating: C

Lease: 994 years remaining

Service Charge: £2640 per annum

Ground rent: Nil

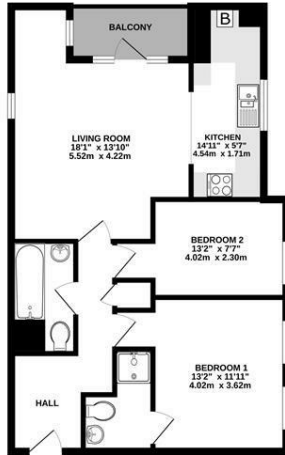
**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

OUTSIDE DRAIN  
120 sq ft (11.1 sq m) approx.



2ND FLOOR  
649 sq ft (60.3 sq m) approx.



TOTAL FLOOR AREA: 778 sq ft (72.3 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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