



## Kellett Street, Uxbridge, UB10 0YB

- Stunning top floor apartment
- Allocated parking
- Very well presented
- Open plan living space
- Within St Andrews Park development
- Two double bedrooms
- Close to Uxbridge town centre
- Spacious accommodation
- Moments from Uxbridge station
- Close to well regarded schools

**Offers In Excess Of £360,000**

Cameron Estate Agents  
195 High Street,  
Middlesex, Uxbridge, UB8 1LB

E: [uxbridge@cameron.co](mailto:uxbridge@cameron.co)  
T: 01895252000

[www.cameron.co](http://www.cameron.co)



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.

**Accommodation**

The accommodation on offer briefly comprises, entrance hall with built in storage cupboards, the spacious living area is filled with natural light and provides ample living and dining space, the kitchen is fitted with a good range of storage units and drawers with an integrated fridge freezer, washer/dryer and dishwasher, ample work surfaces have an inset sink and inset gas hob with extractor above.

There are two double bedrooms and bathroom with an enclosed bath and shower over, wash basin and WC.

**Outside**

There is an allocated parking space, communal grounds and easy access to and access to the superb Dowding park

**Situation**

Positioned just a short walk from the town centre with its shopping facilities, restaurants bars and also Uxbridge station with its Metropolitan and Piccadilly line services to the heart of London.

Well regarded schools are also a short walk away, and for the motorist the A40 is a short drive away giving access to London and the M25.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: D

EPC rating: B

Lease term: approximately 117 years remaining

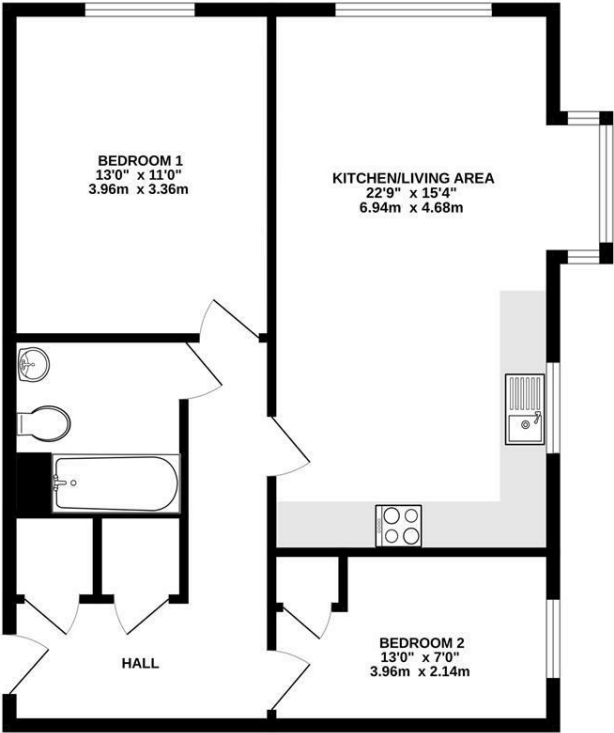
Service charge: currently: £1,800 per annum

Ground rent: £250.00 per annum

**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

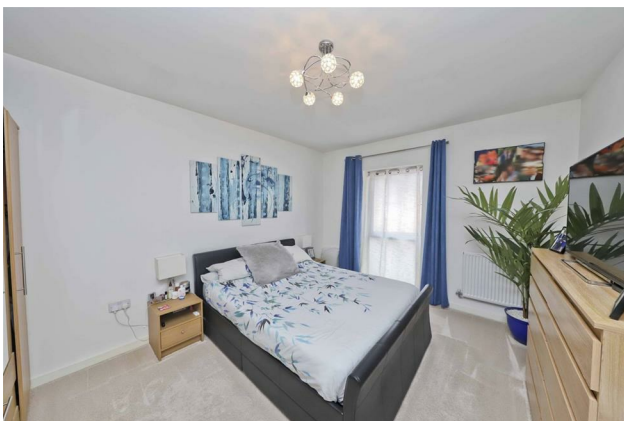
SECOND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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