



## Whitehall Road, Uxbridge, UB8 2DF

- Top floor 1/2 bedroom apartment
- Spacious double bedroom
- No upper chain
- Electric heating
- Close to Uxbridge station
- Town centre location
- Study/second bedroom
- Double glazed windows
- 650sqft of accommodation
- Allocated parking

**Asking Price £235,000**

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.

**Description**

Set within a small, well-maintained development, this second-floor apartment is offered to the market with no upper chain. Ideally located just a short walk from Uxbridge Station and town centre shops, it also offers excellent road links with the A40 nearby, providing easy access to London and the M25.

**Accommodation**

Providing accommodation that briefly comprises, entrance hall with large built in storage cupboards, the rear aspect reception room has a double glazed bay window overlooking the communal garden, the kitchen is fitted with storage units, drawers, and work surfaces with inset stainless steel sink, inset electric hob with electric oven below and extractor above, space for washing machine and fridge freezer, and a side aspect double glazed window. The spacious bathroom has an enclosed bath with mixer tap and shower attachment, vanity wash basin, WC, partly tiled walls and a side aspect double glazed window. The large bright and airy double bedroom has a front aspect double glazed bay window, and ample built in mirror fronted wardrobes, there is a door to the study/second bedroom which has a front aspect double glazed window.

**Outside**

To the rear of the property, there is a communal garden and private residents parking.

**Situation**

Kendal Mews is positioned in the heart of Uxbridge being a short walk from Uxbridge station with its Metropolitan and Piccadilly line station giving access to London, and Uxbridge shopping centre and High Street with a variety of shops, restaurants and bars. 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: C

EPC rating: C

Lease: years from - Approximately 62 years remaining

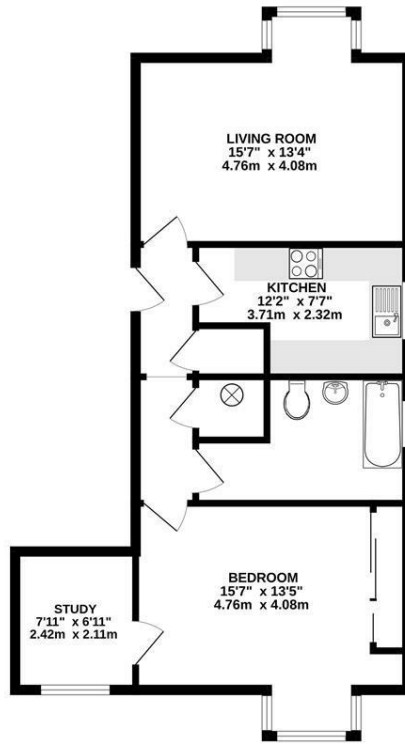
Service charge: Approximately £1200 per annum

Ground rent: Peppercorn

**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

GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing 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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