



Robinwood Grove, Uxbridge, UB8 3TW

- Stunning split level apartment
- Primary bedroom with balcony
- Backing onto Nature reserve
- Exclusive gated development
- Large living space with vaulted ceiling
- Two double bedrooms
- No upper chain
- Residents parking & Garage
- Superb communal gardens
- Secluded private patio area

Offers In Excess Of £450,000

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

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co



Description

Backing on to Hillingdon Nature Reserve and set within superb gardens this contemporary development provides a peaceful living environment in this secluded setting.

Accommodation

Providing accommodation that briefly comprises, entrance lobby, a convenient ground floor WC, and a superb open-plan living area with vaulted ceilings, a bright, light-filled, and versatile space that overlooks the communal gardens and opens onto a private patio, perfect for relaxing or entertaining. The kitchen is fitted with a range of storage units and drawers, complemented by stone work surfaces and space for appliances.

To the first floor, the landing features built-in storage cupboards and leads to two spacious bedrooms. The primary bedroom enjoys access to a private balcony with lovely views over the communal gardens. Completing the accommodation is a modern shower room with a walk-in shower, wash basin, and WC.

Outside

There are very attractive communal gardens surrounding the building, this property has the benefit of having direct access to a private patio area and the communal gardens.

There is ample residents parking and additional visitors parking and a garage.

Situation

Ideally located just a short stroll from Hillingdon Village with its local shops and access to public transport and road networks. Uxbridge town centre is easily accessible with its shopping facilities, restaurants, bars and Metropolitan / Piccadilly line station. Heathrow airport is also within easy reach. For the motorist the A40/M40 is a short drive away as is the M4 giving access to London and the M25.

Terms and notification of sale

Tenure: Leasehold - share of freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: E

EPC rating: tbc

Lease: 87 years remaining

Service Charge: £140 per month

Ground Rent: £300 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



TOTAL FLOOR AREA: 1190 sq. ft. (110.6 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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