



## The Greenway, Uxbridge, UB8 2PL

- Two bedrooms
- Communal gardens
- Period conversion
- Close to town centre
- Grade II listed building
- Off-street parking
- Top floor flat
- Share of freehold
- Well presented
- Rear garden

**Offers In Excess Of £280,000**

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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**

This well-presented apartment offers two bedrooms, a bright reception room, a modern fitted kitchen, and a stylish bathroom. It also includes off-street parking and is conveniently located near Uxbridge town centre and tube station. Brunel University is close by, and the A40 provides excellent transport links and access to local amenities

**Accommodation**

This apartment boasts two generously sized bedrooms and a bright, spacious reception room, providing flexible space for various furnishings. The reception room seamlessly connects to a contemporary, fitted kitchen that has been thoughtfully updated by the current owners. A modern family bathroom completes the property, featuring a low-level WC, wash hand basin, and a panelled bath with an overhead shower. The apartment offers an approximate internal floor area of 564sqft

**Outside**

Externally, the property features a front driveway providing convenient off-street parking. To the rear, you'll find a spacious communal garden, mainly laid to lawn, with a patio area perfect for entertaining and enjoying the warmer months

**Situation**

Located just a short walk from the town centre, offering a variety of shopping facilities, restaurants, and bars, as well as Uxbridge station with Metropolitan and Piccadilly line services to central London. Brunel University is also within walking distance, and for motorists, the A40 is just a short drive away, providing easy access to London and the M25

**Terms and notification of sale**

Tenure: Share of Freehold

Local Authority: London Borough of Hillingdon

Lease term: 92 years remaining

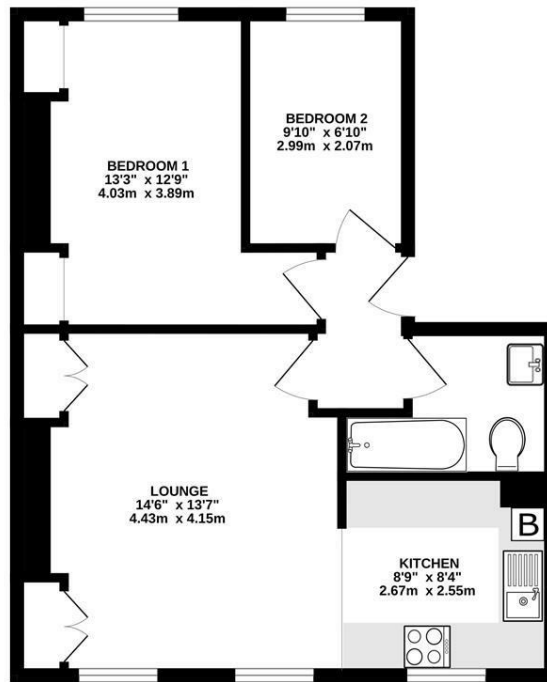
Service charge: Approximately £1200 per annum

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

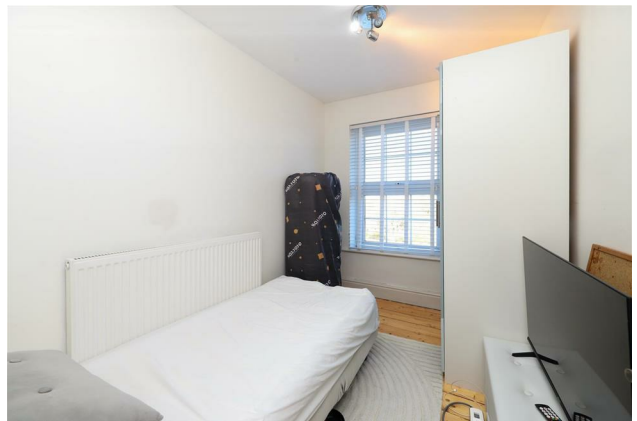
3RD FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 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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