

# Corwell Lane

Hillingdon • Middlesex • UB8 3DD

Guide Price: £260,000



coopers  
est 1986

# Corwell Lane

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This stylish and spacious one-bedroom apartment is situated on a sough after residential close to Harlington Road, the property offers a great opportunity for first-time buyers and investors alike. The property is accessed via a communal entry phone system. Once inside there is a central hallway that leads into the 19ft kitchen/living area, 14ft bedroom with fitted wardrobes and family bathroom. To the front of the property there is an allocated parking space. To the rear are well kept communal gardens.

One bedroom apartment

First floor

Generously proportioned

Beautifully maintained

19ft Kitchen/living area

14ft Master bedroom

Communal gardens

Entry phone system

Long lease

Allocated parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

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### Situation

Corwell Lane is a popular residential road situated in Hillingdon which is conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre with its variety of shops, restaurants, bus links and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park, Brunel University, Hillingdon Hospital and the M4 with its links to London and the Home Counties are a short drive away.

### Outside

To the front of the property there is an allocated parking space. To the rear are well kept communal gardens.



### Schools:

Hillingdon Primary 0.7 miles  
Bishopshalt School 1.0 miles  
Swakeleys School For Girls 1.1 miles



### Train:

West Drayton Station 1.5 miles  
Hayes and Harlington 1.6 miles  
Hillingdon Station 2.2 miles



### Car:

M4, A40, M25, M40



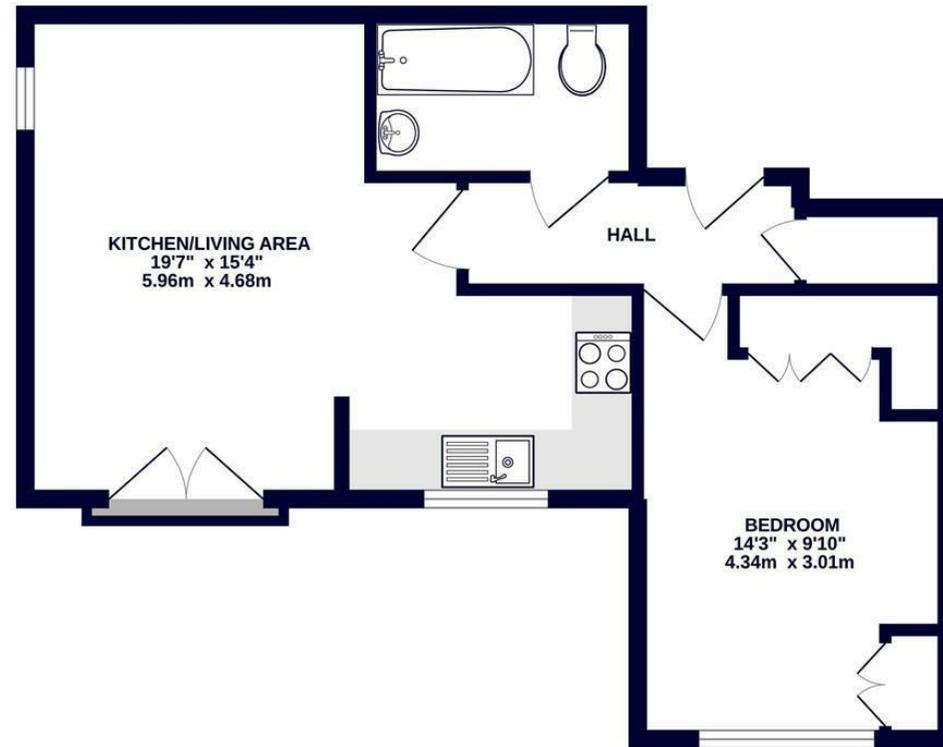
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



## GROUND FLOOR 469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 469 sq.ft. (43.6 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	81	81
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.