

# Bullrush Grove

Uxbridge • Middlesex • UB8 2JW

Guide Price: £150,000



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This studio flat provides an ideal space for first-time buyers, downsizers, or investors seeking a high-yield opportunity. Spacious and well-designed, this studio is tucked away in Bullrush Grove, conveniently close to Uxbridge town center with its diverse shops, trendy dining options and excellent transport links including the Metropolitan and Piccadilly lines running from Uxbridge Train Station. It's also just moments from the newly opened Elizabeth Line station at West Drayton, ensuring excellent transport connections.

Studio flat

Fantastic for first time buyers

Great investment property

Residential parking

Spacious studio room

151 years lease

Popular location

Communal gardens

Close proximity to West Drayton and Uxbridge train stations

Easy access to A40 / M25

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

Entry to this studio apartment is through a well-kept communal hallway. Inside, you're greeted by a spacious studio room, ideal for a young couple or single occupant. Toward the back on the left is the kitchen, featuring ample storage and generous worktop space, while the bathroom is conveniently located to the right.

### Outside

Bullrush Grove is a charming residential community off Iver Lane, featuring beautifully maintained communal gardens that offer a peaceful space for residents to unwind and socialise. Each property includes an allocated car parking space, providing secure and convenient parking.

### Location

Bullrush Grove is conveniently located just off Iver Lane, close to various local amenities like Hillingdon Hospital, Brunel University, and Stockley Business Park. Nearby bus and road links provide easy access to Heathrow Airport, the M4 and M25 motorways, and Uxbridge town center, where you'll find a wide range of shops, restaurants, bars, and the Piccadilly/Metropolitan line train station. Additionally, Bullrush Grove is just a short walk from West Drayton station, offering direct routes into central London via the new Elizabeth Line.





### Schools:

St Laurence CofE Primary School 0.3 Miles  
 Whitehall Junior School 0.8 Miles  
 Rabbsfarm Primary School 0.9 Miles



### Train:

Uxbridge Station 1.2 Miles  
 West Drayton Station 1.4 Miles  
 Iver Station 1.7 Miles



### Car:

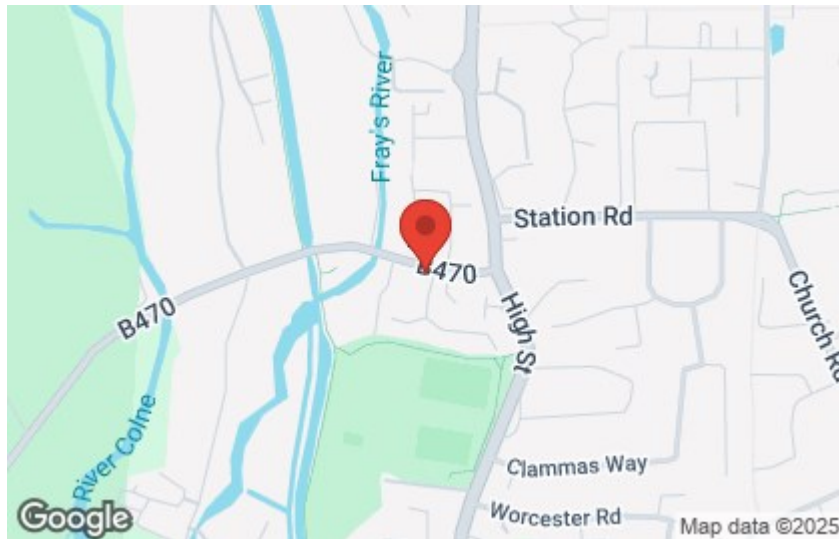
M4, A40, M25, M40



### Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



### GROUND FLOOR 260 sq.ft. (24.1 sq.m.) approx.



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TOTAL FLOOR AREA: 260 sq.ft. (24.1 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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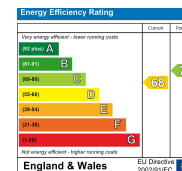
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