

271 High Street

Uxbridge • Middlesex • UB8 1NF

Guide Price: £275,000



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Offered to the market is this high specification one bedroom apartment in the highly sought after development of Lovell House. Lovell House is located on Uxbridge High Street offering easy access to local amenities including bars, restaurants and shopping facilities. It is also a short walk from Uxbridge Underground Station which uses the Metropolitan and Piccadilly line services giving an easy commute into Central London.

Town Centre Location

One Bedroom Apartment

Fantastic condition throughout

Close to Local Amenities

Easy access to A40/M25/M4

EPC Rating D

Access to Metropolitan/Piccadilly lines

Second Floor

Close to Brunel University

Great for first time buyers/investors

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.





Location

Being in the heart of Uxbridge Town Centre, Lovell House comprises on having the famous Intu Shopping Centre, high street shops, and Uxbridge bus and train station just a stone's throw from the apartment. The London Underground station offers both the Metropolitan and Piccadilly Lines, being just 45 minutes from Baker Street.

Property

Being a one-bedroom town center apartment, this perfectly suits a first-time buyer or investor looking to earn a high-yielding property. The generously spacious one-bedroom apartment stretches across a floor area of 458sqft which includes a double-sized bedroom, built in storage, an open-plan kitchen and living area, and a modern bathroom.

Outside

The property is very secluded allowing access only via an intercom entry through to the courtyard inclusive of a 24 hour 7 days a week CCTV coverage keeping the property covered at all times.





Schools:

Hermitage Primary School 0.36 miles
John Locke Academy 0.40 miles
Uxbridge High School 0.6 miles



Train:

Uxbridge 0.2 miles
Hillingdon 1.7 miles
Ickenham 2.0 miles



Car:

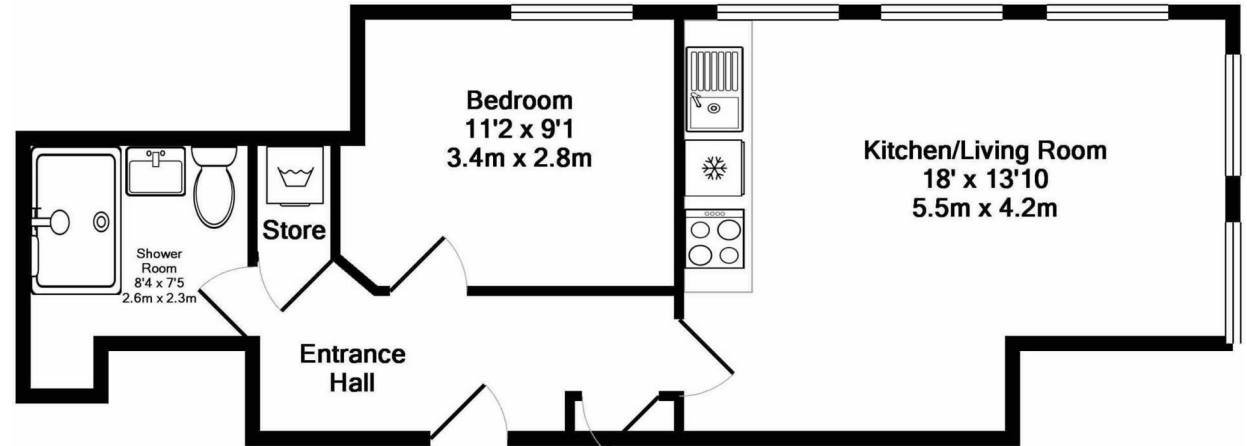
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 458 SQ.FT. (42.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
Some energy efficiency - lower running costs	D	63	63
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EPC Standard 2020/1/10

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.