

# 20a High Street

Uxbridge • Middlesex • UB8 1JN  
Guide Price: £470,000



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est 1986

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A uniquely designed two bedroom apartment located in the heart of Uxbridge. This is one of four contemporary apartments that have been completed to the highest specification throughout with exceptional attention to detail. Conveniently located the apartment is just moments to Uxbridge station offering the Metropolitan and Piccadilly tube lines. The A40 and M25 are also easily accessible.

Brand new luxury apartment

Share of Freehold

Two bedrooms

First floor

Highly sustainable location

Central Uxbridge with direct access to numerous amenities

Moments walk from Uxbridge underground

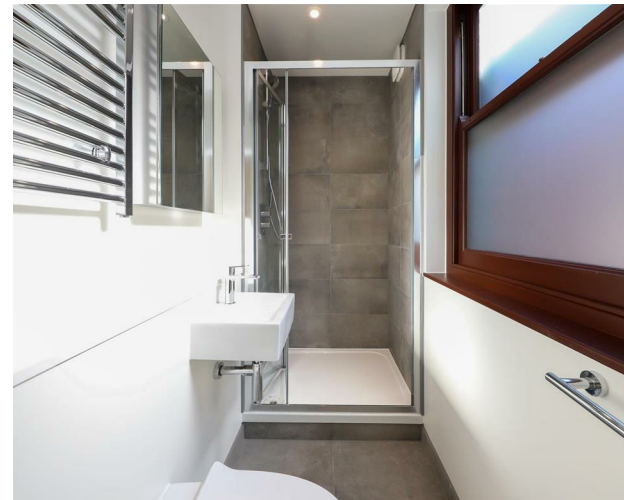
Contemporary & stylish living throughout

897 Sq Ft

Lift access to all floors

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**

Nestled within the heart of Uxbridge town centre, these apartments benefit unrivaled convenience with Uxbridge underground station (Metropolitan and Piccadilly tube lines) & all local amenities being a thirty-second stroll away. Intu Uxbridge Shopping Centre & The Pavillions Shopping centres offer retail outlets and plenty of dining/bar options. You are also within short distance to Uxbridge Common, Uxbridge College, the Hillingdon Fitness & Leisure Centre and Brunel University. There is easy access to the A40 and M25, facilitating effortless travel into Central London and all Home Counties.

### **Property**

This first floor apartment comes with oak effect laminate flooring in the hallway, lounge and kitchen, whilst the bedrooms are carpeted throughout. The stylish fitted kitchen comes with pearl grey quartz worktops, a Bosch induction hob, Bosch built in single oven, integrated Bosch dishwasher, integrated fridge/freezer. These professionally designed kitchens feature fully fitted units with soft close doors and drawers, energy-efficient integrated appliances and a stainless steel sink and drainer. The bathrooms have luxury tiled flooring throughout and there are electric towel rails. The main bathroom benefits a wall mounted shower head over the bath enclosed with a frameless glass bath screen, ceramic wall hung wash basin, WC, and vanity mirror unit over the sink. Finishing the apartment there are two double bedrooms, one benefitting a shower en-suite bathroom.

These stunning apartments have been uniquely designed offering large amounts of character, raising the bar with their higher-level specifications throughout and exceptional attention to detail.

Extra sound proofing has been added between the floors.

### **Outside**

Ensuring privacy, access to the property is granted solely via the intercom system.



### Schools:

Hermitage Primary School 1.1 miles  
John Locke Academy 1.0 mile  
Uxbridge High School 0.9 miles



### Train:

Uxbridge Station 0.1 miles  
Hillingdon Station 1.7 miles  
Ickenham Station 2.6 miles



### Car:

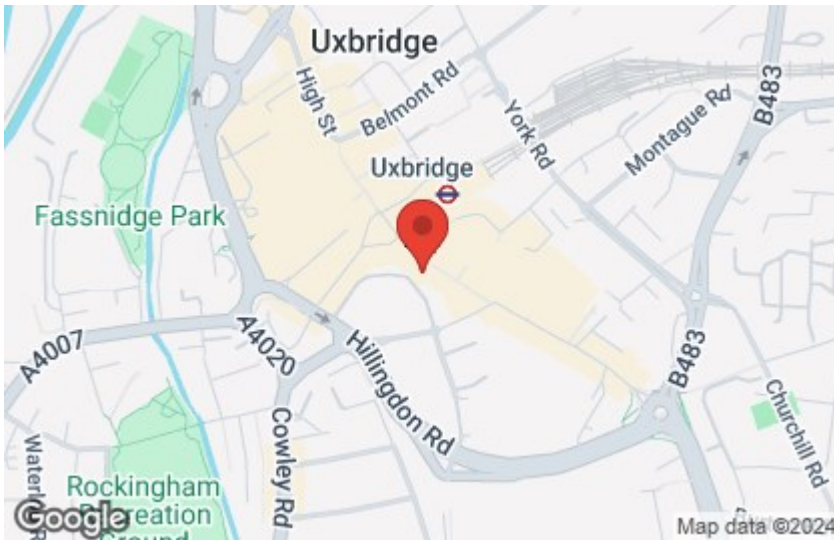
M4, A40, M25, M40



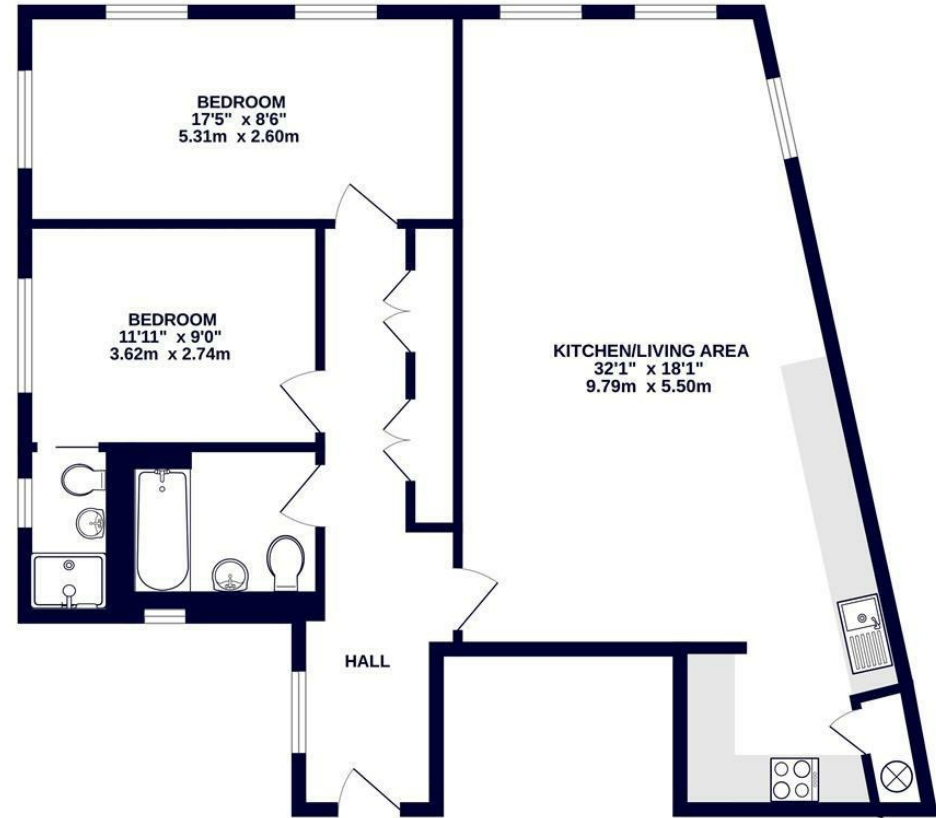
### Council Tax Band:

New Build

(Distances are straight line measurements from centre of postcode)



1ST FLOOR  
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.3 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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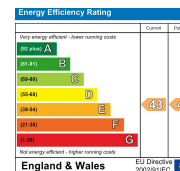


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