

# Defiant House

Uxbridge • Middlesex • UB10 0TX

Guide Price: £360,000



coopers  
est 1986

# Defiant House

**Uxbridge • Middlesex • UB10 0TX**

Located in the highly sought after St Andrew's Park development, this stylish two bedroom, one bathroom apartment offers modern and luxurious living just moments from Uxbridge Town Centre.

The property is flooded with natural light, enhancing its sleek and contemporary design.

With its prime location, residents enjoy easy access to excellent transport links, shopping, and local amenities, making it an ideal home for professionals or first time buyers.

Two double bedrooms

Modern apartment

Located in the sought after St Andrew's Park

Secure entry system

Large allocated parking

Proximity to excellent transport links and schools

Open living space

EPC rating B

Close to Uxbridge Town Centre

No onward Chain

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

The St Andrew's Park development is ideally located near Uxbridge Station, offering access to both the Metropolitan and Piccadilly Lines. Central London is reachable in under 50 minutes, with Oxford Circus just 44 minutes away and St Pancras in 49 minutes. Uxbridge Town Centre boasts two shopping centres, a vibrant High Street, and a variety of cafes, bars, and restaurants. Convenient transport links include a nearby bus stop on Hillingdon Road, providing easy access to the surrounding areas. The development is also home to the highly regarded John Locke Academy and the expansive 37-acre Dowding Park.

### Property

Situated in the sought after St Andrew's Park development near Uxbridge Town Centre, this stylish two bedroom, one bathroom apartment offers modern living in a prime location. Upon entry, a spacious central hallway with two storage cupboards provides a practical and welcoming space. The second bedroom is tucked away opposite the entrance, offering privacy and versatility. A generously sized bathroom with a bathtub sits at the heart of the home, while the master bedroom provides a comfortable retreat. The sleek open plan kitchen and living area is the highlight of the apartment, featuring ample worktop and storage space, perfect for both everyday living and entertaining.

### Outside

The property benefits from well maintained communal gardens and a large allocated parking space.



### Schools:

John Locke Academy 0.6 miles  
 Uxbridge High School 0.5 miles  
 Hermitage Primary School 0.9 miles



### Train:

Uxbridge 0.8 miles  
 Hillingdon 1.8 miles  
 Ickenham 2.7 miles



### Car:

M4, A40, M25, M40



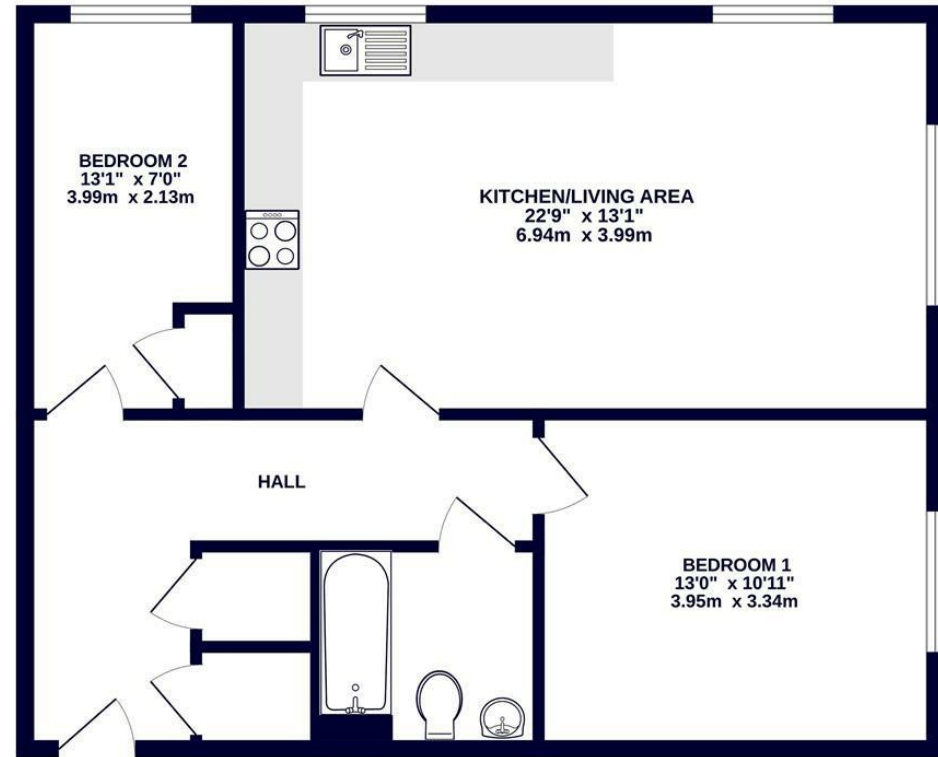
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



2ND FLOOR  
 713 sq.ft. (66.3 sq.m.) approx.



coopers  
 est 1986

TOTAL FLOOR AREA : 713 sq.ft. (66.3 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.  
 Made with Metropix ©2025

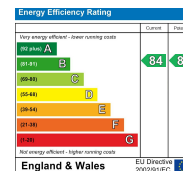
coopers  
 est 1986

01895 257 566

1 Vine Street, Uxbridge,  
 Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk



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.