

# Peachey Lane

Uxbridge • Middlesex • UB8 3RX

Guide Price: £275,000



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A modern one bedroom ground floor apartment located on Peachey Lane within walking distance of Uxbridge Town Centre, Brunel University and close to Stockley Business Park and Heathrow Airport. The property itself comprises of spacious sitting room to modern fitted kitchen, white bathroom suite, double bedroom. This apartment also benefits from allocated parking along with the added luxury of direct access to a secluded section of the communal garden with further access the large communal space.

One bedroom apartment

Immaculate condition throughout

Direct access to garden

Allocated parking

117 year lease

Open plan kitchen / living space

No service charge!

Walking distance to numerous amenities

Stone's throw from ample transport links

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

A modern and sleek one bedroom ground floor apartment allowing for a first time buyer to move straight into or for an investor looking to generate an income from day one. The property benefits from a large master bedroom at the front of the property spanning over 12 feet by 10 feet. A well presented bathroom suite along with an abundance of storage throughout the entrance hall cupboards. The real luxury of this apartment is the large open plan living / kitchen space offering versatile usages for a young couple with access to the stunning grounds. The kitchen itself is home to an abundance of storage and ample worktop space whilst the living room is home to a great entertaining space and offers usages for a dining table whilst benefiting from an abundance of natural sunlight.

### Outside

The property boasts one allocated parking space for the apartment, the development also benefits from an abundance of parking on the road itself via permits from Hillingdon Council. This fantastic apartment has the added luxury of direct access to the communal garden which offers a fantastic space for entertaining guests throughout the summer months with a further shed for outdoor storage.

### Location

Peachey Lane is a popular residential road perfectly positioned for Brunel University, Hillingdon Hospital and Uxbridge town centre with its multitude of shopping facilities, restaurants, bars, bus links and Metropolitan/Piccadilly line train station. The A40/M40 and M4 are a short drive away offering access to London, Heathrow, Stockley Park and the Home Counties.



### Schools:

Cowley St Laurence CofE Primary School 0.2 miles  
 Pield Heath House RC School 0.4 miles  
 Meadow High School 0.5 miles



### Train:

West Drayton Station 1.1 miles  
 Uxbridge Station 1.4 miles  
 Iver Station 1.8 miles



### Car:

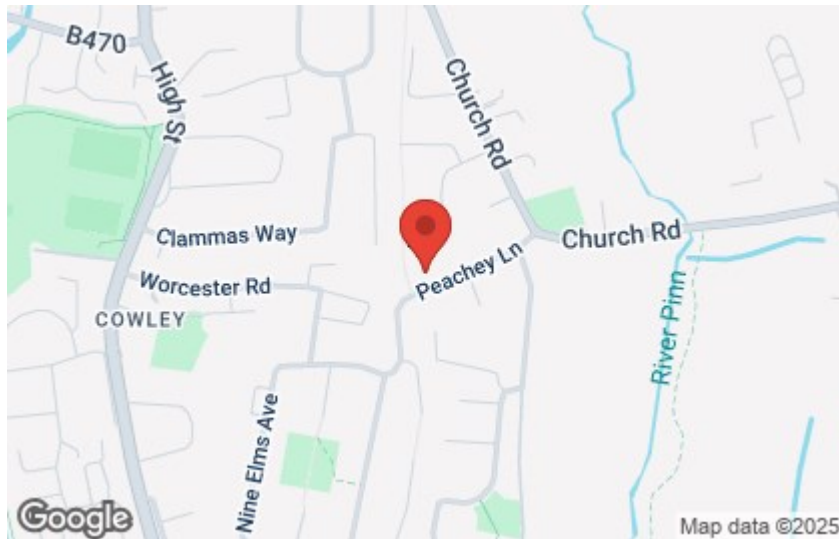
M4, A40, M25, M40



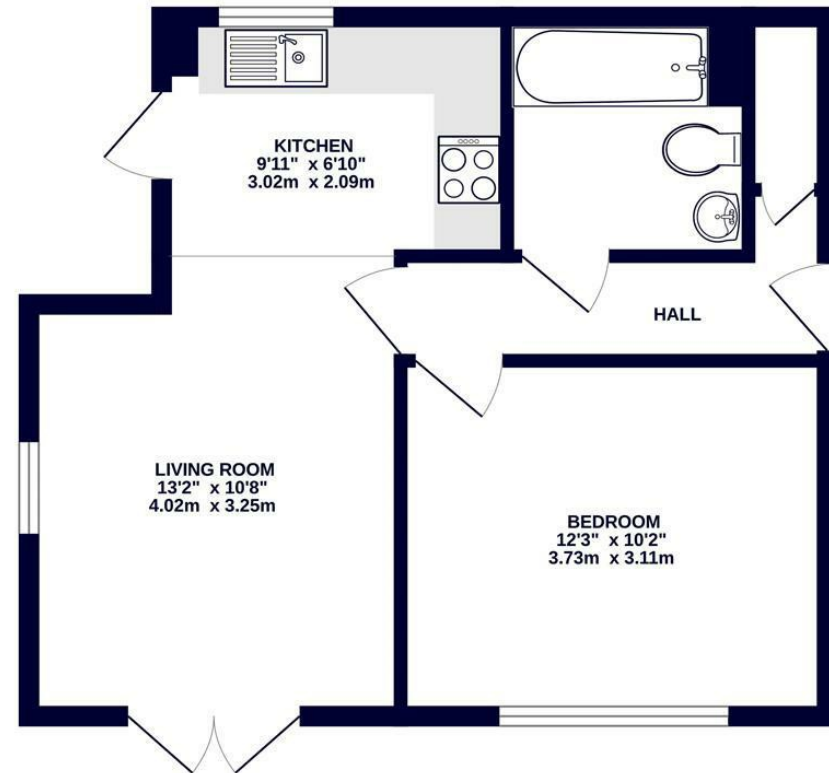
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



### GROUND FLOOR 424 sq.ft. (39.4 sq.m.) approx.



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TOTAL FLOOR AREA: 424 sq.ft. (39.4 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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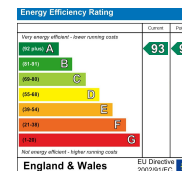
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01895 257 566

1 Vine Street, Uxbridge,  
 Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk



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