



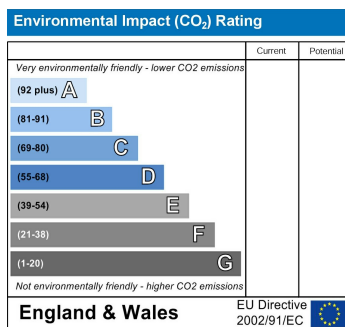
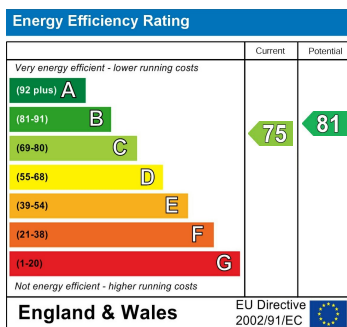
- Two Bedrooms
- Allocated Parking Space
- Excellent Scenic Views
- Walking Distance To Uxbridge Town Centre
- Double Glazing & Gas Central Heating
- No Upper Chain
- Lift Access
- Sixth Floor
- Communal Gardens
- EPC Rating C

Set in a private gated development this TWO bedroom sixth floor apartment is offered to the market with no upper chain. This spacious property is set within well maintained waterside grounds and is conveniently located within a short walk of Uxbridge Town Centre offering great access into London via Metropolitan/Piccadilly Lines.

The accommodation briefly comprises; spacious hallway with doors leading to a bright and airy lounge, modern fitted kitchen with wall & base level units, two double bedrooms the master benefitting from built in wardrobes and a modern fitted white suite shower room. Further benefits include; gas central heating, double glazing, excellent scenic views, large communal gardens, and allocated parking.

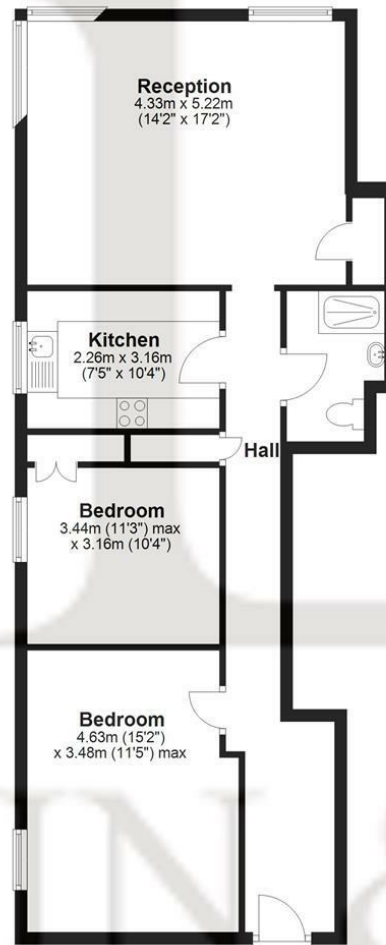
Denham Lodge is located on Oxford Road in Denham which is within a short walk of Uxbridge town centre which offers a wide variety of restaurants, coffee shops, supermarkets and has two large shopping centres. For the motorist, the A40/M40/M25 junctions are located approximately two minute drives away which provide swift access into Central London and Home Counties. Excellent local primary and secondary schools within a short distance namely Hermitage Primary School and Vyners Secondary School. Other local amenities include Hillingdon Leisure Centre and Uxbridge Common also within a short walk.

Guide Price - £325,000  
 Tenure – Leasehold  
 Years remaining - 900 +  
 Service Charge & Ground Rent - £2,580 PA to be reviewed Jan 2025  
 Local Authority - Buckinghamshire Council  
 Council Tax Band - D



**Ground Floor**

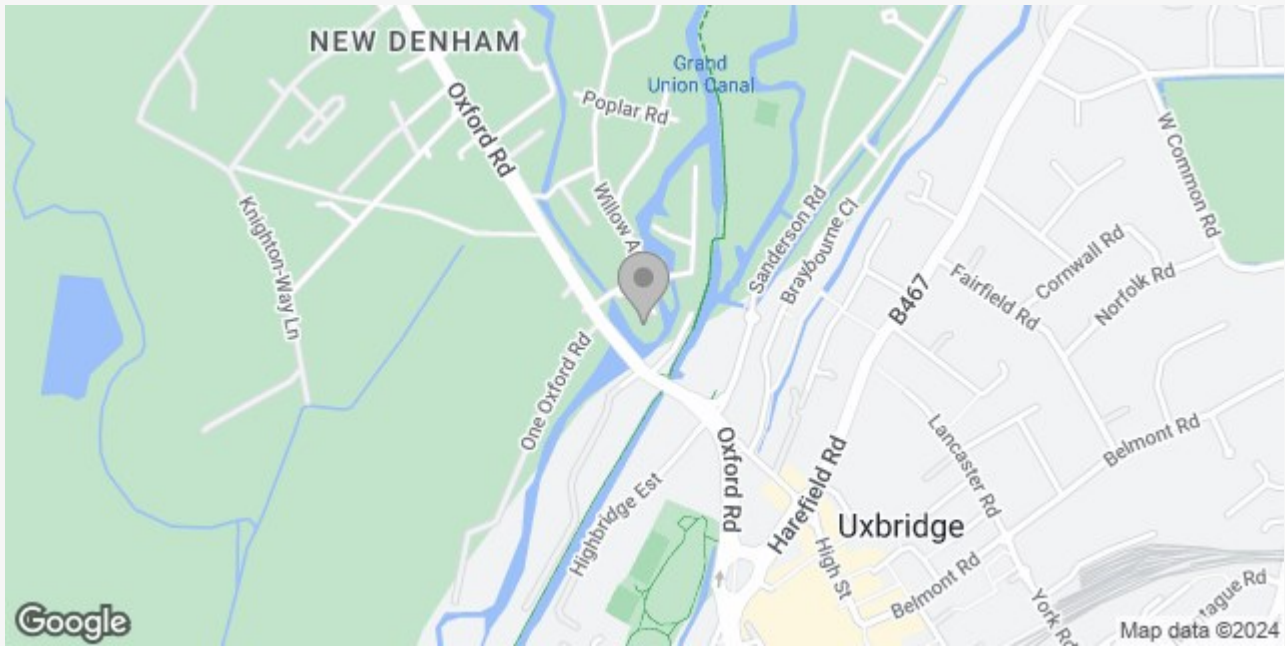
Approx. 74.1 sq. metres (797.1 sq. feet)



Total area: approx. 74.1 sq. metres (797.1 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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