



- TWO Bedroom Apartment
- Walking Distance To Metropolitan & Piccadilly Lines
- No Onward Chain
- First Floor
- Gas Central Heating
- Close To Town Centre
- Garage In Block
- Visitor Parking Space
- Well Maintained Communal Gardens
- EPC Rating B

Nestled on the charming Fairfield Road in Uxbridge, this delightful 1st floor two-bedroom flat offers a perfect blend of comfort and convenience. Spanning an impressive 651 square feet, the property features a well-appointed reception room that serves as an inviting space for relaxation and entertainment. This property is also offered with the benefit of No Onward Chain.

The flat comprises two spacious bedrooms, ideal for a small family or professionals seeking a comfortable living arrangement and a bathroom with modern white suite.

The property comes with a separate garage, while off-street parking is available for visitors.

Additionally, residents can enjoy the communal grounds, which offer a pleasant outdoor area for leisurely strolls or social gatherings with neighbours.

With its prime location in Uxbridge, this flat is well-connected to local amenities, including shops, restaurants, and excellent transport links. Whether you are looking to invest or seeking a new home, this property presents an excellent opportunity to enjoy modern living in a vibrant community.

Price: Guide Price £300,000  
Tenure: Leasehold  
Years Remaining: 138 approx.  
Service Charge: £2400 per annum  
Service Charge Review: 1st January 2026  
Ground Rent: Peppercorn  
Local Authority: Hillingdon  
Council Tax Band: D

Internet Speed: Download - (up to) 1000 Mbps Upload - (up to) 100 Mbps

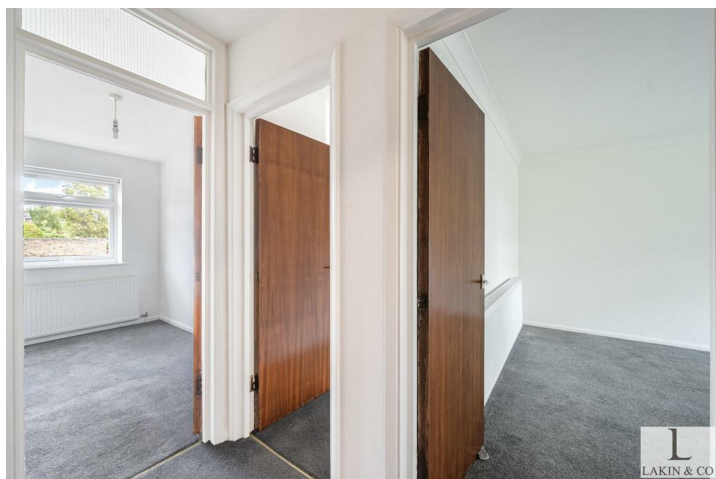
Mobile Coverage (Indoor):  
Voice  
EE - Likely  
Three - Likely  
O2 - Likely  
Vodafone - Likely

Data  
EE - Likely  
Three - Likely  
O2 - Likely  
Vodafone - Likely

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>









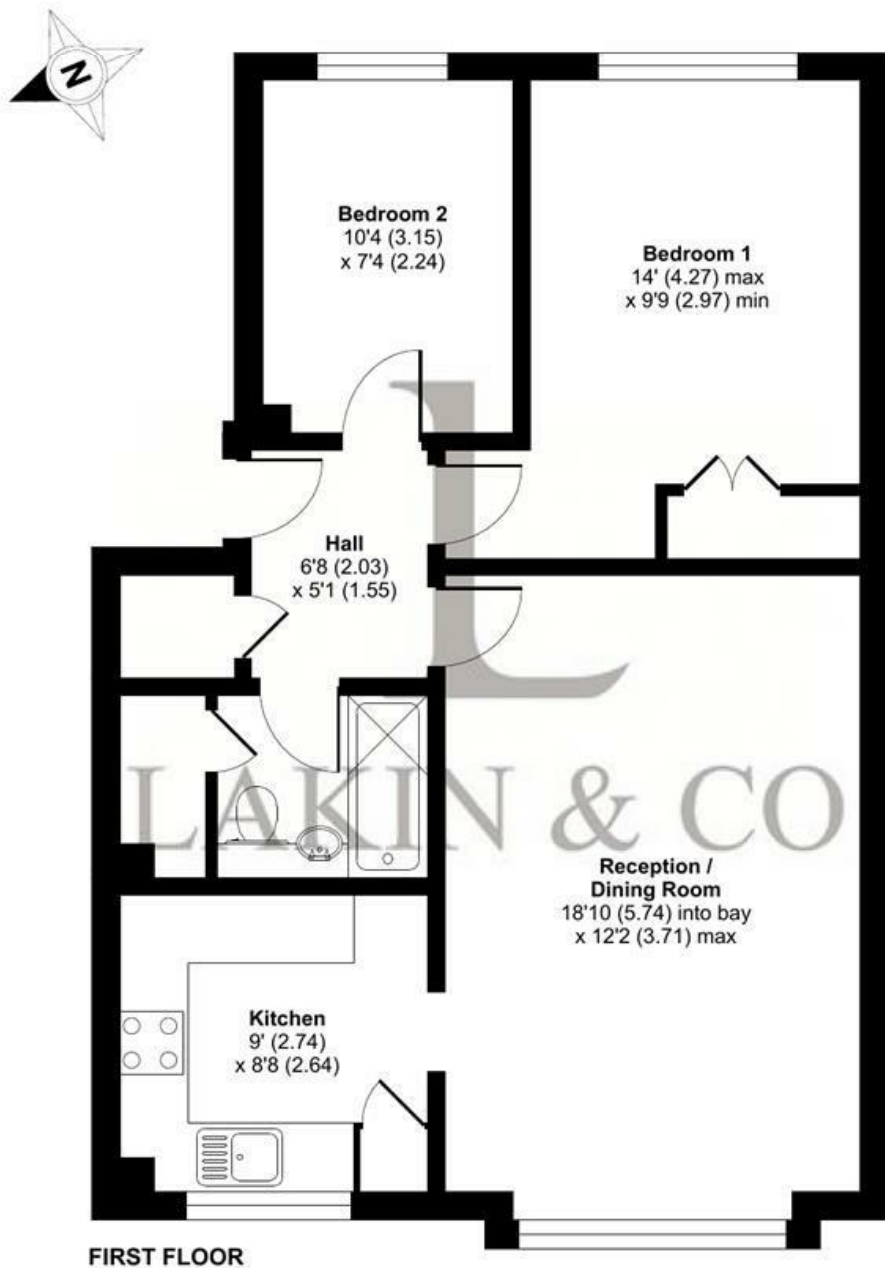
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Fairfield Road, UB8

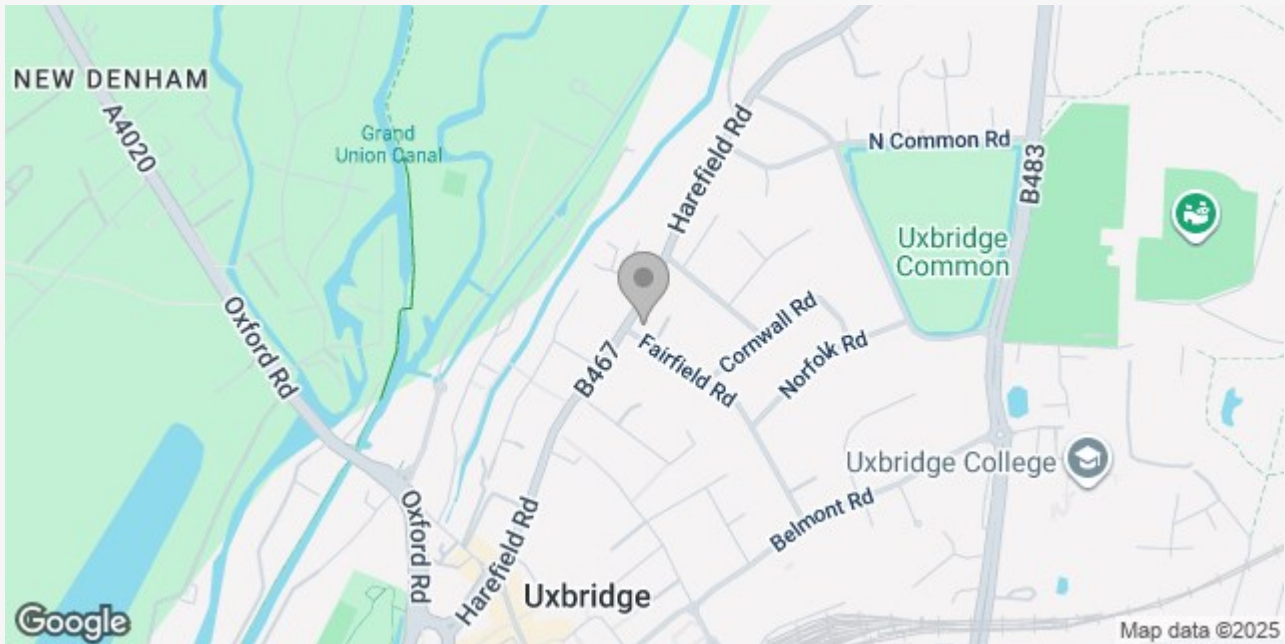
Approximate Area = 651 sq ft / 60.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1334814

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.



## LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.