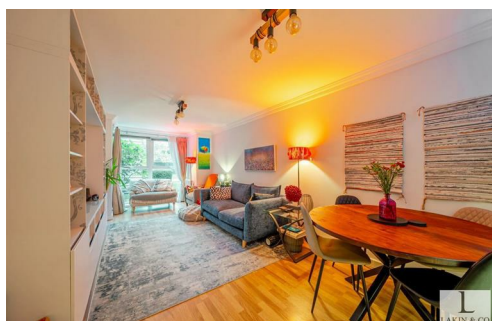




- THREE Bedrooms
- Gated Development
- Kitchen With Integrated Appliances
- Gas Central Heating
- Communal Gardens

- TWO Bathrooms
- 23ft Reception Room
- Close To Tube Station
- Secure Allocated Parking
- EPC Rating C

A well presented THREE Bedroom, TWO Bathroom ground floor apartment situated in a gated development on one of North Hillingdon's most sought after roads within walking distance of Hillingdon train station (Metropolitan/Piccadilly Lines.) Offered to the market with no upper chain this spacious property boasts lots of natural light and ample internal space, for the downsizer/investor/professional first time buyer.

The property comprises; entrance hallway via entryphone system, large spacious lounge, kitchen with integrated appliances, three double bedrooms with fitted wardrobes, main bedroom with an ensuite and a modern family bathroom. Further benefits include allocated parking space, visitor parking, two large storage cupboards, 107 year lease, front & rear communal gardens, bike storage, double glazing, gas central heating and lift access.

Chestlands Court is situated off of Hercies Road in North Hillingdon which offers a variety of local shops and houses, it is 0.2m from Hillingdon Train Station (Metropolitan/Piccadilly Lines) providing access into London within the hour. For the motorist you are a stones throw away from the A40/M40/M25 with swift access to London & home counties. Uxbridge Town Centre is nearby offering two shopping centres, bars, restaurants & coffee shops.

This property is also situated in close proximity to Vyners Secondary School and benefits from the use of communal gardens.

Tenure: Leasehold 107 Years (approx)

Service Charge: £3,400 P.A (approx)

Ground Rent - £250 P.A

This ground rent is potentially subject to review over time and may change.

Service charge review date - November each year

Ground rent review date - Every 25 years next in 2032

Broadband type: Upto: Superfast 80 Mbps d/l - 20 Mbps u/l

Mobile Coverage:

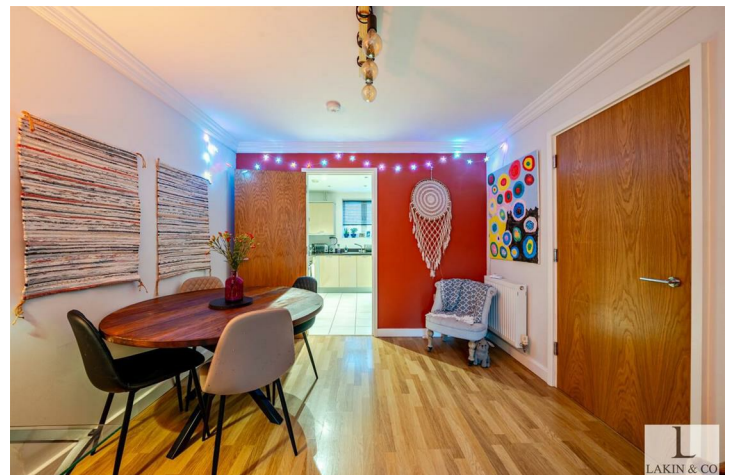
EE - Good outdoor and in-home

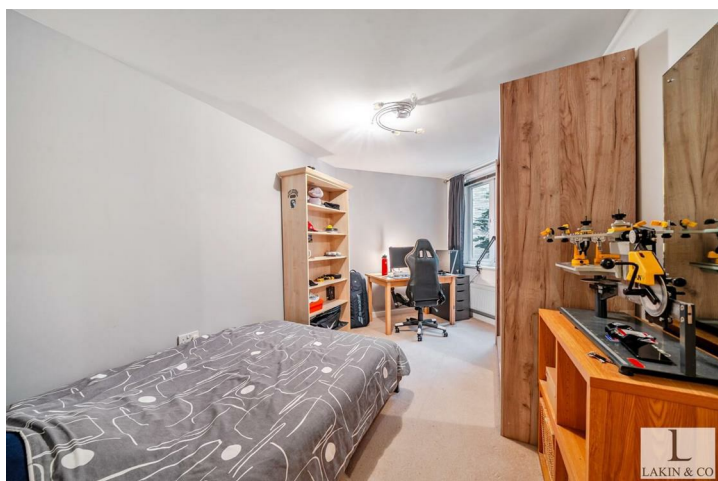
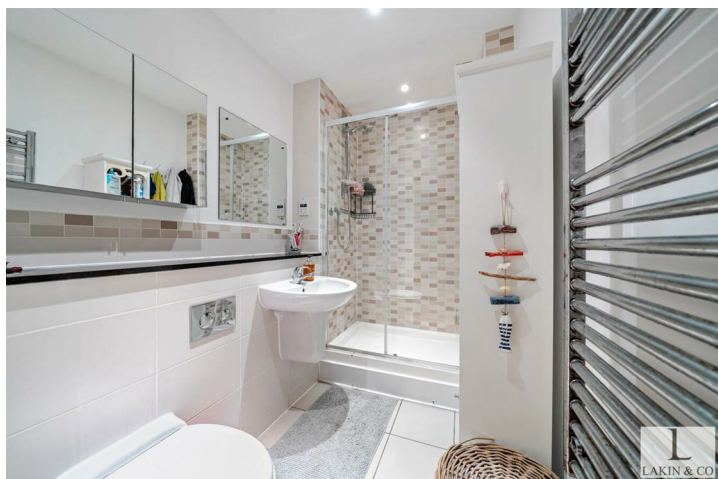
Three - Good outdoor, variable in-home

O2 - Good outdoor, variable in-home

Vodafone - Good outdoor and in-home

*Please note all dimensions and descriptions are to be used as a guide only







*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>

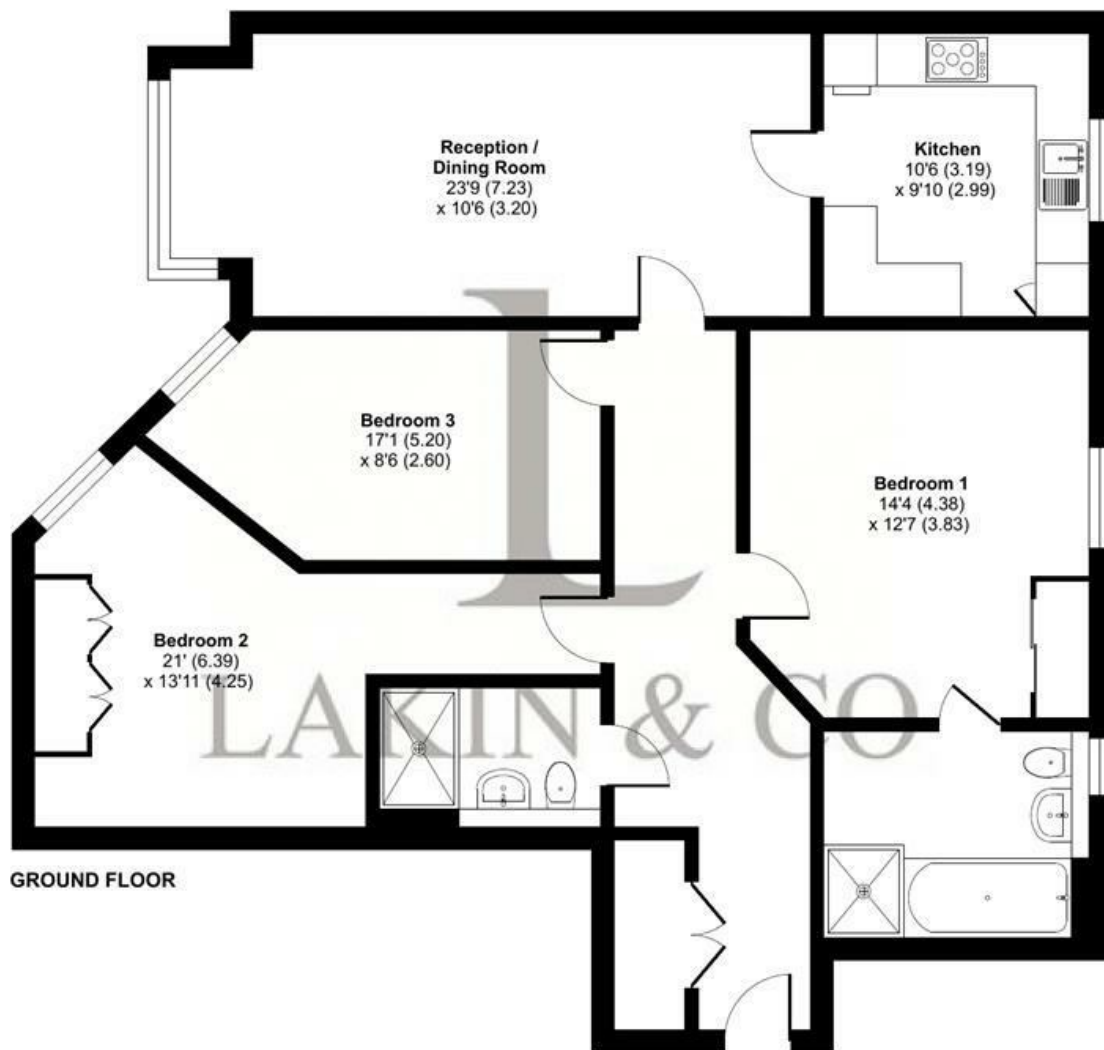
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Hercies Road, Uxbridge, UB10

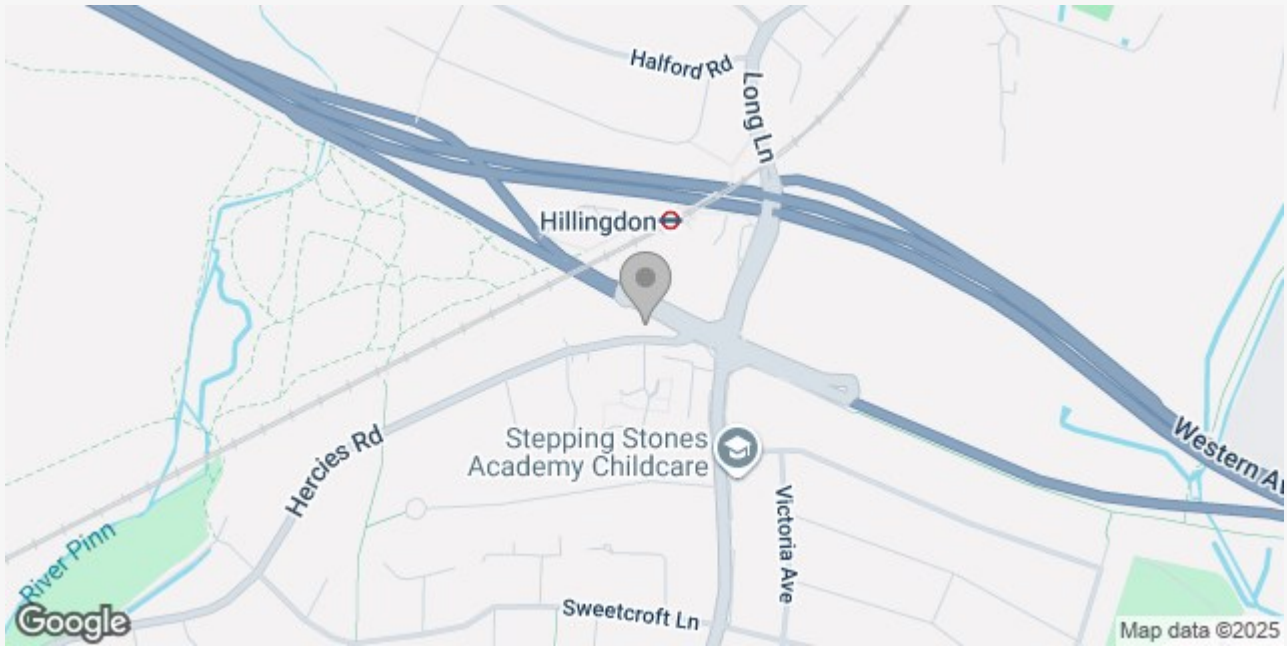
Approximate Area = 1145 sq ft / 106.3 sq m

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: 1365550

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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