





Situated on the desirable Leybourne Road in Uxbridge (UB10), this bright and spacious first-floor maisonette offers an excellent opportunity for first-time buyers, upsizers, or investors. Offered with a share of freehold, the property comes with no ground rent, service charges, or lease restrictions. Inside, it features two double bedrooms, a fully fitted kitchen, a spacious living room, and a modern bathroom, with the added benefit of a large loft space—ideal for storage or future conversion (STPP). The private front garden also offers potential to be converted into a driveway, subject to planning.

Located in a popular residential area, the property is close to highly rated schools, excellent transport links including Uxbridge Underground Station, and easy access to the A40/M40/M25. Local shops, parks, and amenities are all within easy reach, as are Brunel University and Hillingdon Hospital.

First-floor maisonette with share of freehold – no ground rent or service charges

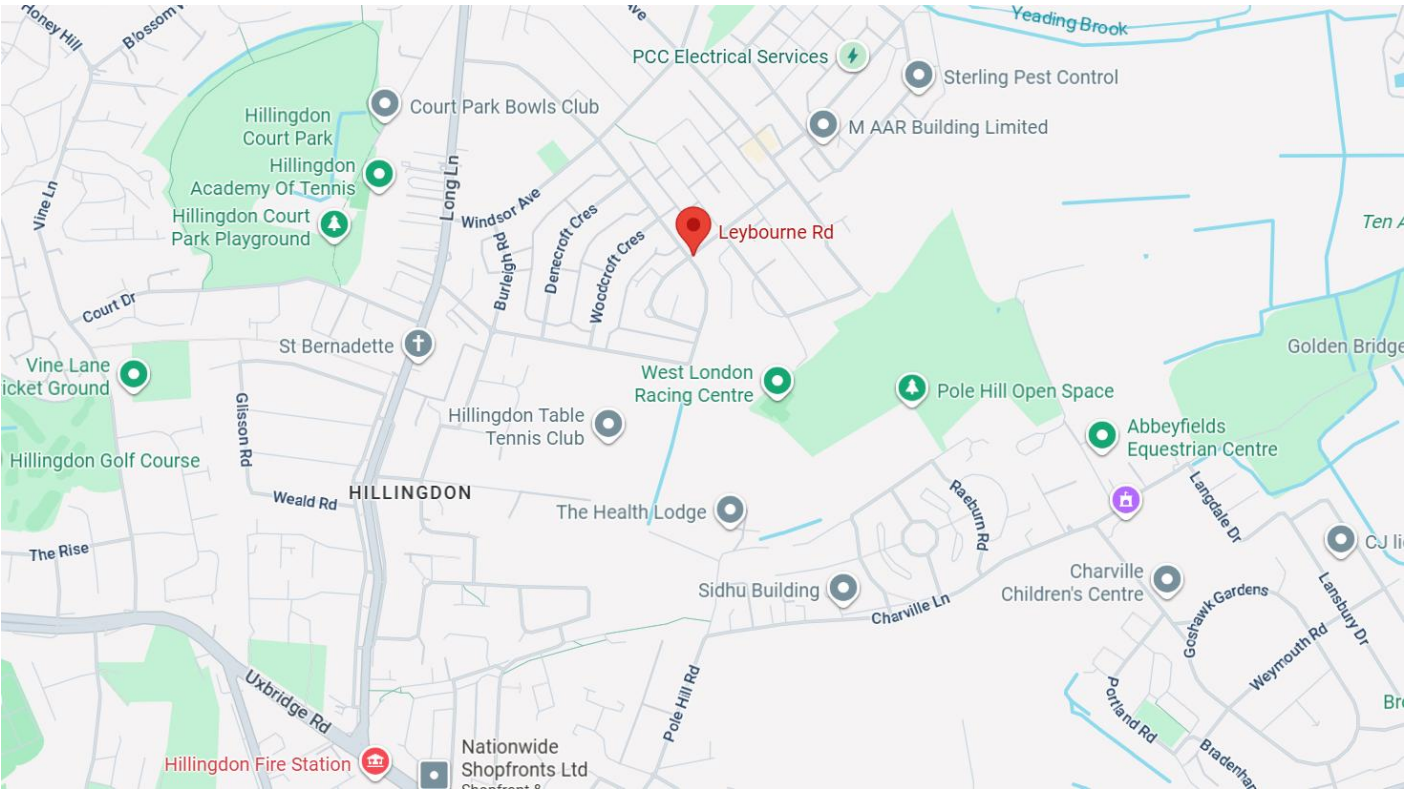
Two spacious double bedrooms and a bright, airy living space

Large loft for storage or potential conversion (STPP)

Front garden with potential for driveway (subject to planning)

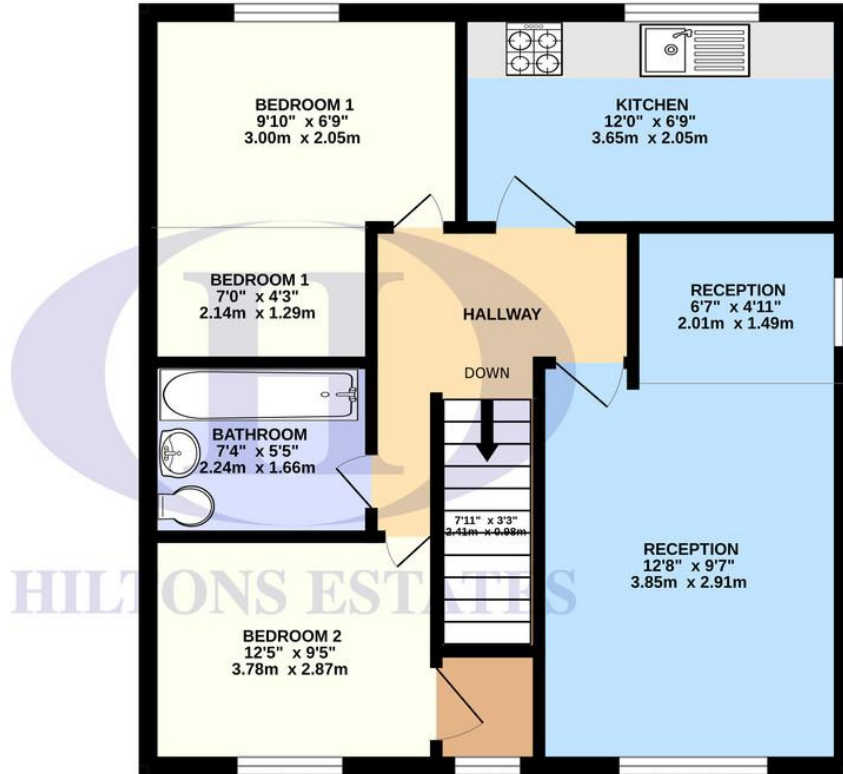
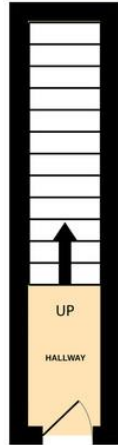
Great location near top schools, Uxbridge station, A40/M40 & local amenities





GROUND FLOOR
38 sq.ft. (3.5 sq.m.) approx.

1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 553 sq.ft. (51.4 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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Hiltons Estates, 137 Western Road
Southall, UB2 5HN

www.hiltons-estates.com
email: harvin@hiltons-estates.com
0208 867 9555 / 07961 527301

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