



**Daneshill House, Uxbridge, UB8 2FD**  
**Guide Price £369,950**

**DBK**  
ESTATE AGENTS



## Daneshill House, Uxbridge, UB8 2FD

### Guide Price £369,950

Experience contemporary living in this stunning second-floor apartment located in a modern private gated development spanning approximately 711 sq.ft and with NO ONWARD CHAIN!

This beautifully designed residence offers two bedrooms, including a master bedroom with an ensuite ensuring comfort and privacy. The fashionable open plan kitchen, dining and reception area provide a spacious and inviting atmosphere perfect for both relaxation and entertaining. The stylish kitchen features integrated appliances enhancing the sleek and modern design. A chic family bathroom suite adds to the overall elegance of the apartment.

Residents will enjoy the convenience of undercroft parking with an EV charging point, as well as well-manicured rear gardens for outdoor enjoyment. The property also includes 120 years lease, ample storage space and a lift servicing all floors, ensuring accessibility and convenience.

Situated within walking distance to Uxbridge Town Centre, this apartment combines modern amenities with a prime location making it an ideal choice for those seeking a stylish and convenient lifestyle. For those commuting to The City, Uxbridge Station serves the Metropolitan and Piccadilly Line. For motorists, the A40/ M40, M4 and M25 are within a short drive as well as local reputable schools.

## Key Features

- No Onward Chain + Modern Private Gated Development
  - Second Floor Apartment Circa 711 Sq.Ft
- Two Bedrooms (Master Bedroom with Ensuite)
  - Fashionable Open Plan Kitchen/ Diner + Reception Room
  - Stylish Kitchen with Integrated Appliances
    - Chic Family Bathroom Suite
  - Undercroft Parking with EV Charging Point
    - Well Manicured Rear Gardens
- 120 Years Lease + Storage + Lift Servicing All Floors
- Walking Distance to Uxbridge Town Centre



### Lease

120 years remaining

### Service Charge

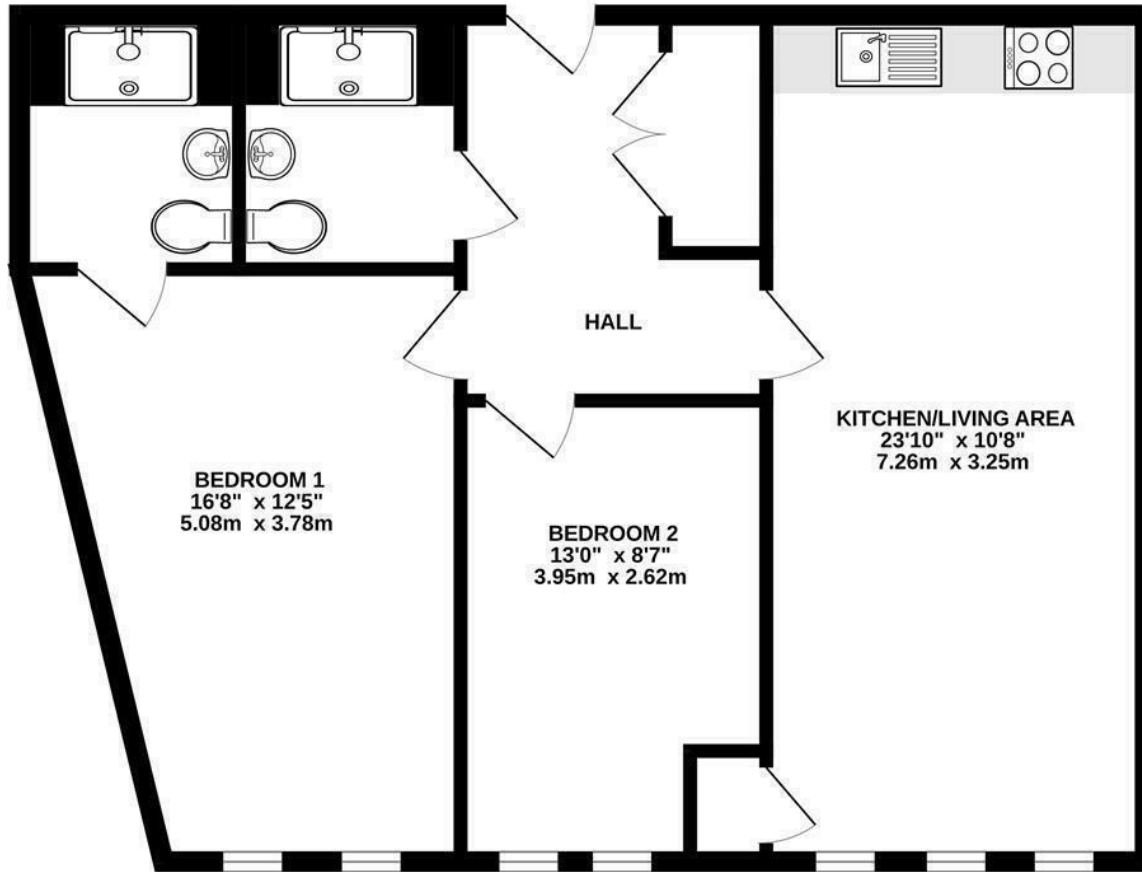
£2,702.00 per annum

### Ground Rent

£415.00 per annum

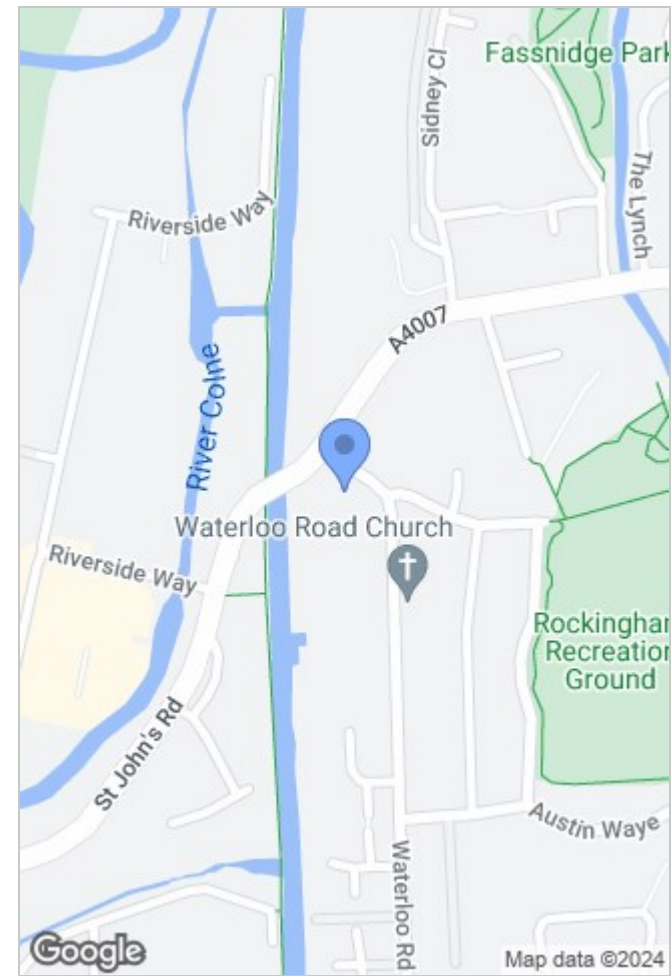


**GROUND FLOOR**  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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