



71 Pinewood Avenue, Uxbridge, London, UB8 3LP

Nestled on the desirable Pinewood Avenue in Uxbridge, this charming first-floor maisonette offers a perfect blend of comfort and convenience. Boasting two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat close to urban amenities.

The well-proportioned reception room provides a welcoming space for relaxation and entertaining, while the modern bathroom ensures practicality for everyday living. With a lease in excess of 900 years, you can enjoy the security and peace of mind that comes with long-term ownership.

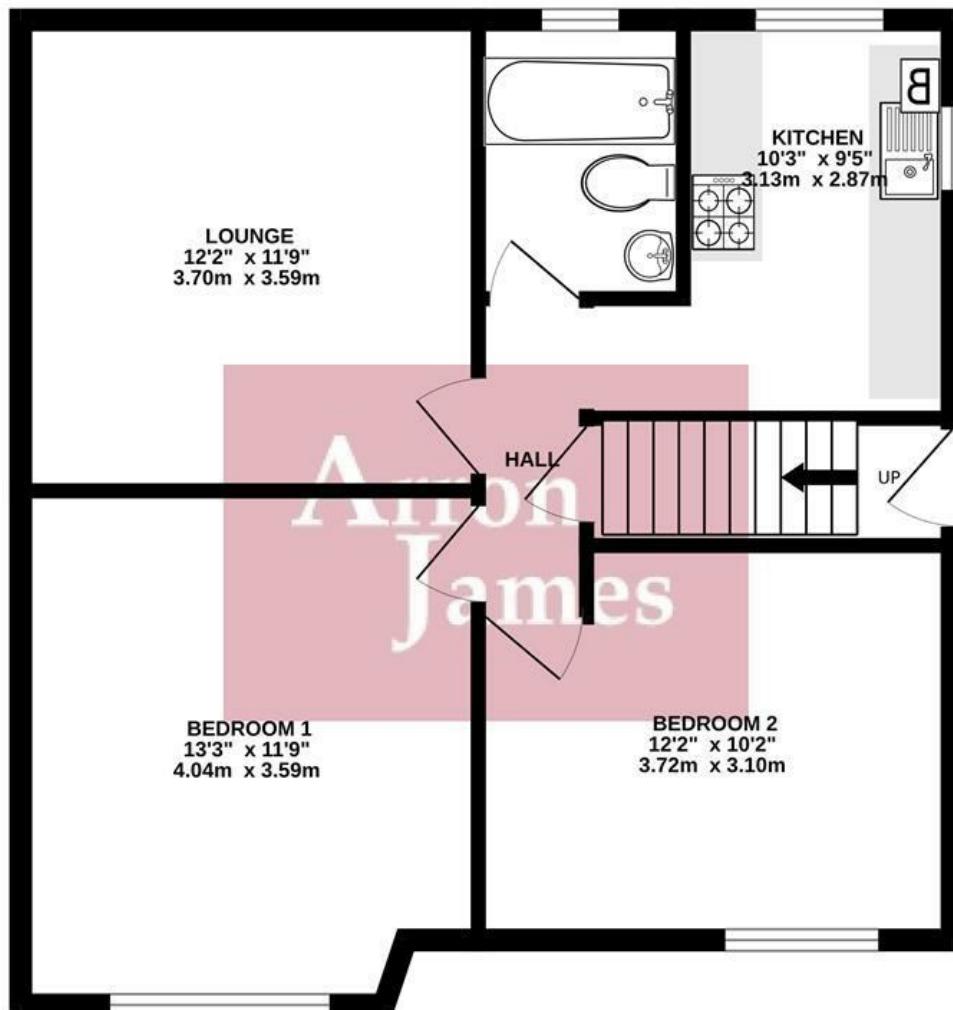
One of the standout features of this property is its excellent transport links, making it an ideal choice for commuters. Uxbridge is well-connected to central London and beyond, allowing for easy access to a variety of destinations. Additionally, the vibrant local area offers a range of shops, restaurants, and recreational facilities, ensuring that all your needs are met within close proximity.

With no onward chain, this maisonette is ready for you to move in and make it your own. Whether you are looking to invest or find your next home, this property presents a fantastic opportunity in a great location. Don't miss your chance to view this delightful maisonette on Pinewood Avenue.

- Two bedrooms
- 900 year plus lease
- No chain
- Good location
- First floor
- Near Hillingdon hospital
- Private garden

Offers In Excess Of £240,000

GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 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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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			
		54	66
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	