



## Little London Close, Uxbridge, UB8 3UG

A stylish and contemporary 2 BEDROOM, 1st floor purpose built flat with 127 years Lease remaining. This well presented and modern property is located within an attractive development of just 8 other flats with a residence only private car park and well tended communal gardens. Conveniently situated for access to Uxbridge, Hayes Town (Hayes & Harlington Elizabeth line underground station), Stockley Business Park, Heathrow and both the M4 & 40 for London. With double glazed windows and electric storage heating this tastefully presented flat has an entry phone system and a carpeted communal entrance hall with stairs to the 1st & 2nd floors.

Your front door opens into an entrance hall with doors to all rooms with a spacious lounge/dining room and a private balcony overlooking the attractive gardens and an arch opens into a modern fitted kitchen. The main bedroom has built-in wardrobes and again overlooks the gardens plus a front aspect 2nd bedroom, modern fitted bathroom and plumbed shower unit. This property provides excellent value and makes an ideal first time buy or buy-to-let investment.

Early viewing strongly recommended!

**Offers In Excess Of £280,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

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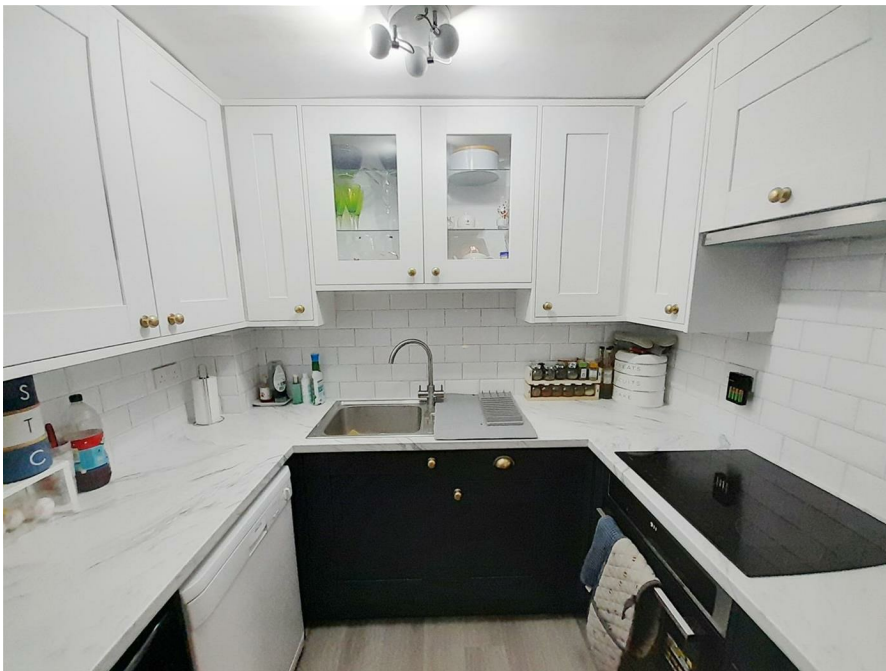


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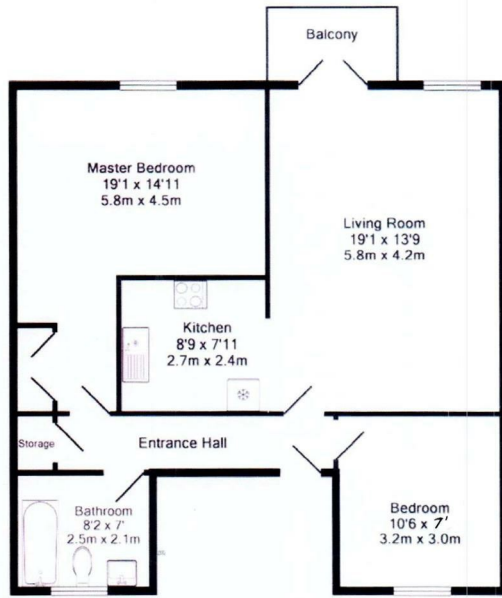


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Little London Close, Hillingdon



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>80</p>	<p>83</p>

**England & Wales**

EU Directive  
2002/91/EC



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