



The Greenway, Uxbridge, UB10 8LT



NO UPPER CHAIN. A spacious and light-filled two bedroom split level apartment set in this ultra-convenient location ideal for investors and first time buyers alike. Just a short stroll from West Ruislip station, this property briefly comprises: lounge/diner, fitted kitchen, bathroom suite and two bedrooms. Located just moments from the Central line and Chiltern Railways. Ruislip station (Metropolitan & Piccadilly) is also within walking distance, along with Ruislip's bustling High Street, offering multiple shopping facilities to include Waitrose, Co Op, Sainsburys Local and numerous restaurants. The A40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.



## ENTRANCE HALL

Front aspect frosted double glazed door, front aspect double glazed window, coved ceiling, laminate effect flooring, fitted storage, doors to:

## KITCHEN

Front aspect double glazed window, tiled floors, part tiled walls, a range of base level and eye level units, wall mounted boiler, room for a fridge freezer and washing machine.

## LIVING ROOM

Rear aspect double glazed window, radiator x2, coved ceiling, laminate effect flooring, under stair storage.

## LANDING

Loft hatch, fitted storage, storage cupboard, doors to:

## BEDROOM ONE

Rear aspect double glazed window, double radiator, coved ceiling, fitted storage cupboard.

## BEDROOM TWO

Front aspect double glazed window, radiator, coved ceiling, fitted storage cupboard.

## BATHROOM

Front aspect frosted double glazed window, laminate effect flooring, part tiled walls, radiator, pedestal wash hand basin, panel enclosed bath with shower attachments, low level wc.

## OUTGOINGS

Peppercorn ground rent.

Buildings insurance: Approx  
£1,000 per annum.

N.B. WE RECOMMEND YOUR  
SOLICITOR VERIFIES THIS  
BEFORE EXCHANGE OF  
CONTRACTS.

## LEASE

80 years remaining but is being  
extended by an additional 99  
years bringing it to 179 years.

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## DISTANCE TO STATIONS

West Ruislip (0.1 Miles) -  
Central/Chiltern Railways  
Ruislip (0.6 Miles) -  
Metropolitan/Piccadilly  
Ickenham (0.7 Miles) -  
Metropolitan/Piccadilly

## COUNCIL TAX

London Borough of Hillingdon -  
Band C - £1,735.45

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(1) Excluding balconies and terraces.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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