



## Harefield Road, Uxbridge, UB8 1GW

- Town centre location
- Studio apartment
- Contemporary interiors
- Integrated Appliances
- Moments to Uxbridge station
- Private balcony
- No upper chain
- Residents roof garden
- Ideal investment or first home
- Stylish bathroom

**Asking Price £235,000**

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**Description**

Panorama makes the most of its convenient location. This contemporary studio apartment on the enjoys stunning far reaching views, situated just a couple of minutes walk from Uxbridge High Street and its vibrant array of shops, restaurants, when you want to venture further afield you have the Metropolitan line station on your doorstep, getting you to Baker Street in as little as 36 minutes.

**Accommodation**

The accommodation on offer comprises of, entrance with built in storage cupboard, superb living space with far reaching views and access to a private balcony, the fully fitted kitchen benefits from handle-less units and drawers, stone work tops and appliances to include oven, induction hob, dishwasher & integrated refrigerator. The stylish bathroom has an enclosed bath with thermostatically controlled shower over, vanity basin with a single lever tap, w.c. shaver socket point, heated towel rail and partly tiled walls.

**Terms and notification of sale**

Lease: 118 Years

Service Charge: £840.00 every 6 months

Ground rent: £115.00 every 6 months

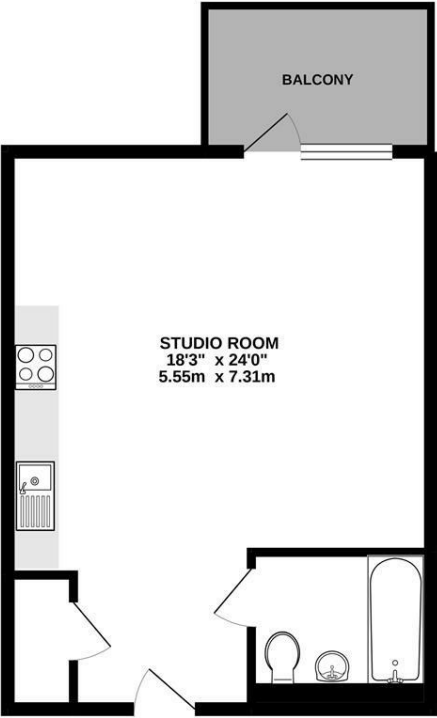
**Situation**

Panorama is just a few minutes walk from Uxbridge station with its Metropolitan and Piccadilly line services to the heart of the capital. Baker Street can be reached in as little as 36 minutes. Air travellers will appreciate the close proximity of Heathrow, less than 6 miles away, while the A40, M40 and M25 are just a few minutes drive away.

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA - 431 sq ft (40.0 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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