



## Panorama Apartments, 2 Harefield Road, Uxbridge,

- Stunning apartment
- No upper chain
- Lifts To All Floors
- Panoramic views
- Residents roof garden
- Town centre location
- Secure Entry System
- Two private balconies
- Moments to Uxbridge station

**Asking Price £340,000**

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**Description**

This contemporary one bedroom apartment is positioned on the corner of this landmark building and enjoys superb views while being situated just a couple of minutes walk from Uxbridge High Street with its vibrant array of shops and restaurants. Uxbridge station is just a short walk away providing Metropolitan and Piccadilly line services to London.

**Accommodation**

The accommodation on offer comprises of, entrance hall with built in storage cupboard, superb living space with a floor to ceiling corner window flooding the room with natural light, there is access to the 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. There is a double bedroom with an additional private balcony and a stylish shower room that has a large thermostatically controlled shower, vanity basin with a single lever tap, shaver socket point, heated towel rail and partly tiled walls.

**Outside**

There is a residents roof terrace situated on the fourth floor.

**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.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

Lease term: Approximately 120 Years remaining

Service charge: Approximately £1,812 per annum

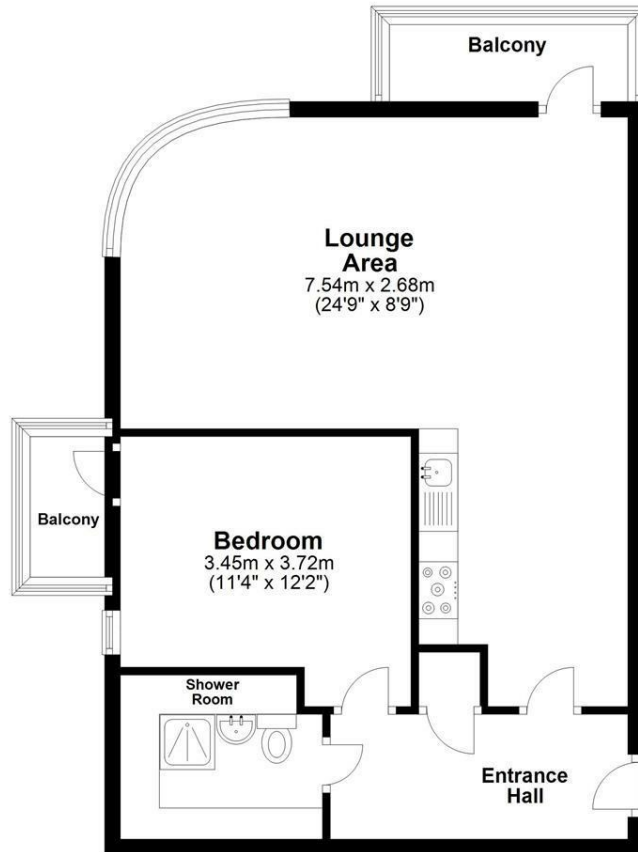
Ground rent: £350.00 per annum

**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

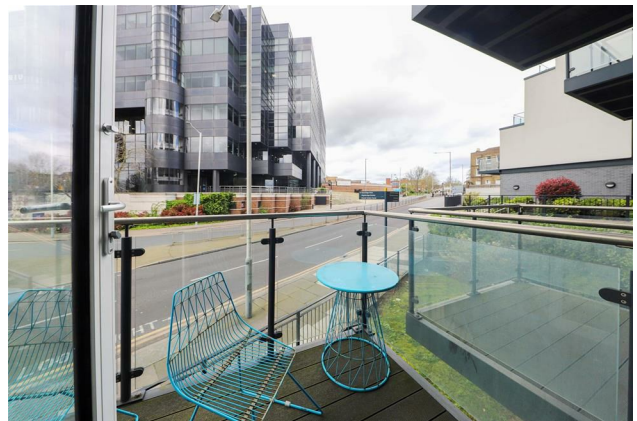
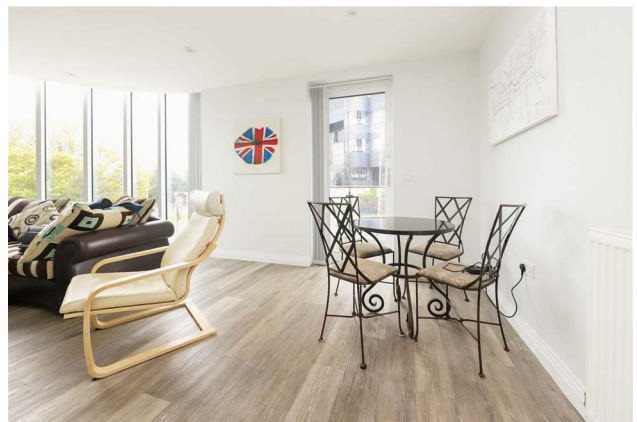
## Ground Floor

Approx. 52.3 sq. metres (563.5 sq. feet)



Total area: approx. 52.3 sq. metres (563.5 sq. feet)

# Cameron



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.