

# Cameron



## Daneshill House, 1 Waterloo Road, Uxbridge, UB8 2FD

- Spacious one bedroom apartment
- Overlooking the Grand Union Canal
- Attractive communal gardens
- Lifts to all floors
- Two private balconies
- Allocated parking
- No upper chain
- Close to Uxbridge town centre

**Offers Over £355,000**



Cameron Estate Agents  
195 High Street,  
Middlesex, Uxbridge, UB8 1LB

E: [uxbridge@cameron.co](mailto:uxbridge@cameron.co)  
T: 01895252000

[www.cameron.co](http://www.cameron.co)

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.

**Description**

This stylish apartment offers well proportioned accommodation and benefits from allocated parking and attractive communal gardens.

**Accommodation**

Providing accommodation that briefly comprises of, entrance hall with a built in storage cupboard housing the washer dryer, there is a superb open plan living space with a large balcony, the kitchen is fitted with a range of storage units and drawers with stone work surfaces with an inset induction hob and instant boiling water tap, there is also an integrated electric oven, dishwasher and fridge freezer, the bedroom is a generous size with built in wardrobes and a large balcony, the shower room has an enclosed shower cubicle over, wash basin, WC, tiled walls and heated towel rail.

**Outside**

The property benefits from two private balconies overlooking the grand union canal, there are attractive communal gardens and allocated parking.

**Situation**

Daneshill House occupies a striking position and has stunning views of the Grand Union Canal, yet is situated just a few minutes' walk from Uxbridge High Street and it's vibrant array of shops, restaurants, culture and entertainment. When you want to venture further afield, you have the Piccadilly & Metropolitan lines on your doorstep, getting you to Baker Street in as little as 36 minutes. If you really want to spread your wings further, Heathrow, by road, is less than 6 miles away.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council Tax Band: C

Current EPC Rating: B

Lease: 120 years unexpired

Service Charge: £2108 per annum

Ground rent: £325 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

## Second Floor

Approx. 51.4 sq. metres (553.7 sq. feet)



Total area: approx. 51.4 sq. metres (553.7 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.