



## Windsor Street, Uxbridge, UB8 1SB

- One bedroom
- Town Centre Location
- Landmark building
- Ground floor apartment
- Ideal First Home
- Modern interiors

**Asking Price £275,000**

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)

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**Description**

Windsor House presents the opportunity to enjoy the advantages of town centre living and all the convenience it brings. This stunning ground floor apartment lies behind the historic facade of Windsor House, restored and refurbished to ensure that this magnificent building remains one of the area's most iconic landmarks.

**Accommodation**

The accommodation on offer comprises of, entrance hall with built in storage cupboard, superb living space with a 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, and the stylish shower room has a large shower with thermostatically controlled shower, vanity basin with a single lever tap, shaver socket point, heated towel rail and partly tiled walls

**Situation**

Positioned 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

Lease term: 145 Years

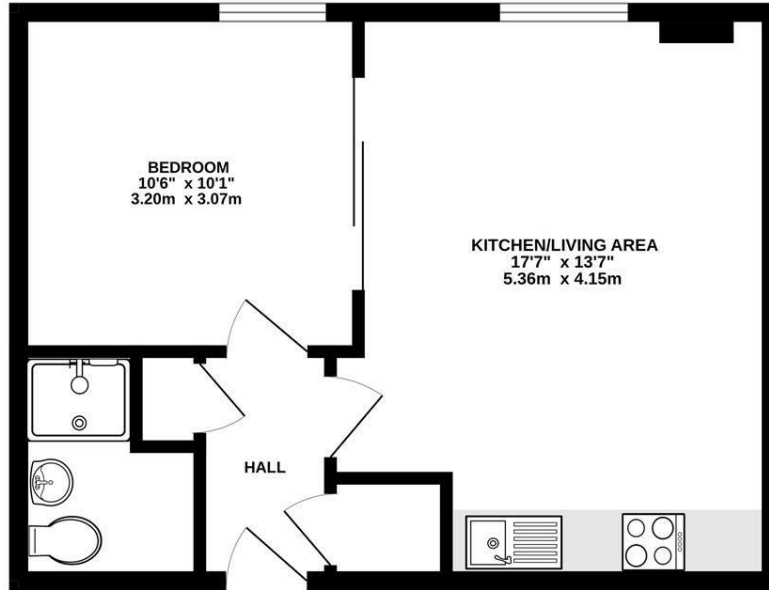
Service charge: £1600 per annum

Ground rent: £255 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  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA - 407 sq.ft. (37.8 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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