



**Windsor Street, Uxbridge, UB8 1SB**

**Asking Price £275,000**



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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**

Positioned on the ground floor of a stunning conversion this one bedroom apartment offers contemporary interiors and a versatile floorplan

**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

Council tax band: C

Lease term: 145 Years

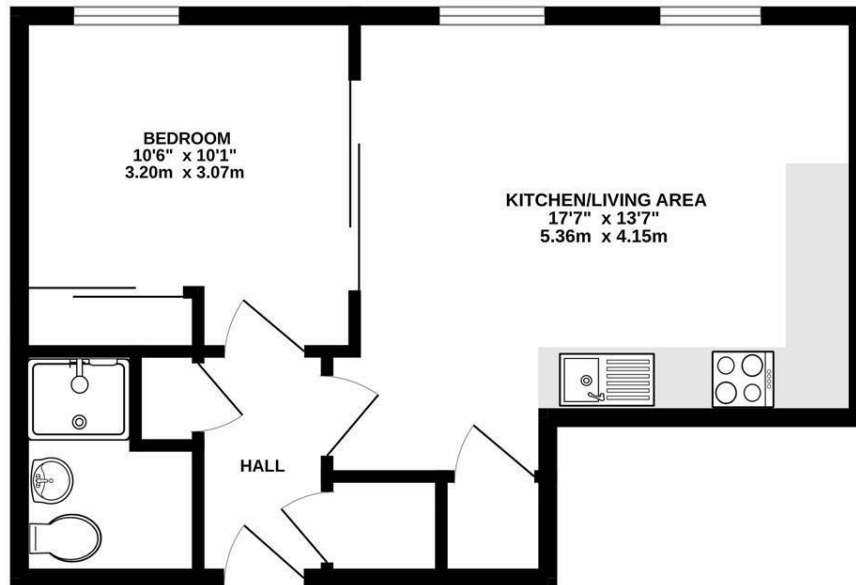
Service charge: £2600 per annum

Ground rent: £270 per annum

**IMPORTANT NOTICE**

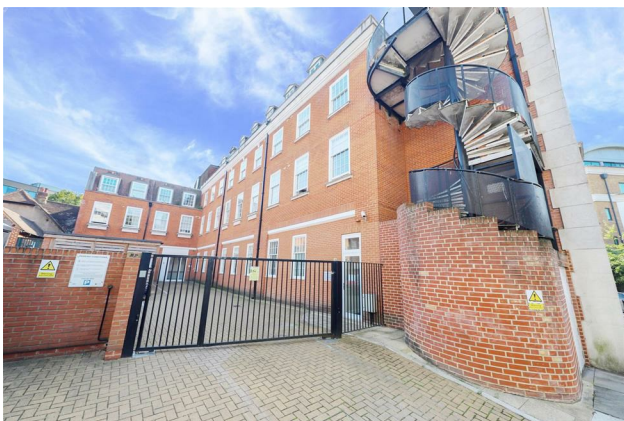
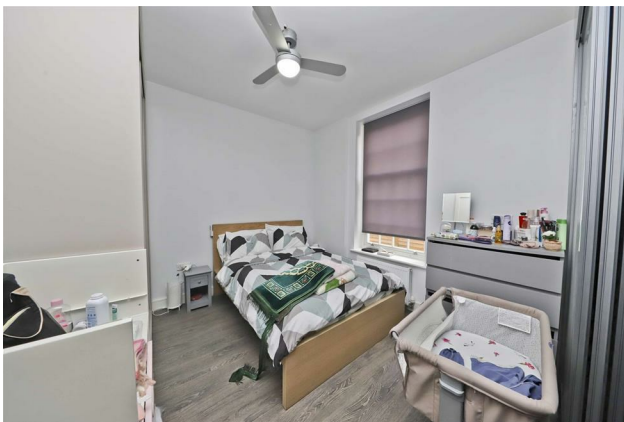
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They 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  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 413 sq.ft. (38.4 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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