



## Elthorne Road, Uxbridge, UB8 2PS

- Refurbished Throughout
- Fantastic Location
- Stunning Finish
- Brand New Carpets
- Fitted Wardrobes in Main Bedroom
- Stunning Split Level
- Modern
- Separate Integrated Kitchen
- Repainted Throughout
- EPC Rating - C

**£1,695 PCM**



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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**

Available NOW - This spacious and well-presented two-bedroom split-level maisonette, situated in a quiet residential area of Uxbridge. Offered unfurnished and refurbished throughout with brand new carpets, fully repainted, this property combines modern finishes with a functional layout, ideal for professionals, small families, or sharers looking for comfort and convenience. Located within walking distance to Uxbridge Town Centre which offers excellent access to a range of shops, supermarkets, and the Intu Uxbridge shopping centre, also the Uxbridge Underground Station (Metropolitan & Piccadilly Lines) offers quick links to central London, and several bus routes serve the area, making commuting or weekend travel easy. CALL NOW FOR A VIEWING.

**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

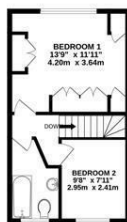
GROUND FLOOR  
28' x 11' (8.53m x 3.41m)



1ST FLOOR  
28' x 11' (8.53m x 3.41m)



2ND FLOOR  
28' x 11' (8.53m x 3.41m)

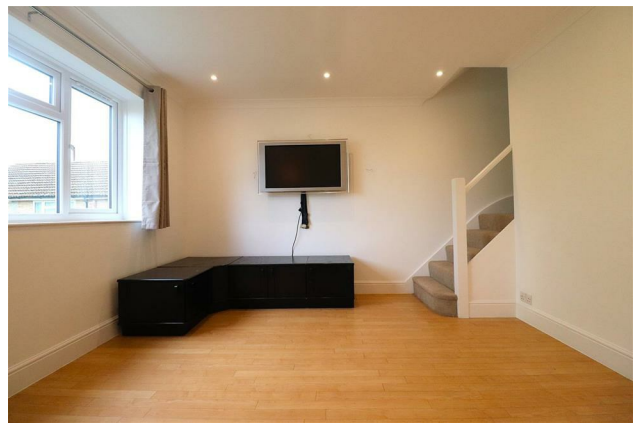
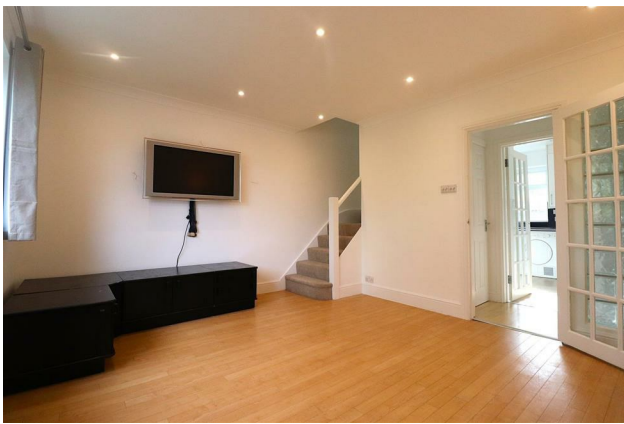


TOTAL FLOOR AREA: 706 sq ft (65.6 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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