



Peerless Drive, Harefield, Uxbridge, UB9 6JQ

- Ground floor maisonette
- Allocated parking
- Private garden
- Open plan living space
- One bedroom
- No upper chain
- Peaceful location
- Newly extended lease

Asking Price £210,000

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

E: uxbridge@cameron.co
T: 01895252000

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

Situated within this sought-after development, this one-bedroom ground floor maisonette benefits from a private garden, allocated parking, and is offered for sale with no upper chain.

Accommodation

The accommodation briefly comprises an open-plan living area with a fitted kitchen featuring ample worktop space and room for appliances, a double bedroom, a shower room, and additional built-in storage.

Outside

There are attractive communal gardens surrounding the building and an allocated parking space to the front.

Situation

Peerless Drive is only a short stroll from Harefield Village with its local shopping facilities and well regarded schools. Harefield is a semi-rural location close to the Grand Union canal, offering access to many outdoor activities. Denham Green's shops and mainline station, as well as Uxbridge town centre are also easily accessible.

Terms and notification of sale

Tenure: Leasehold

Local authority: London Borough of Hillingdon

Council Tax Band: C

Current EPC Rating: TBC

Lease: In the process of being extended to 125 years remaining

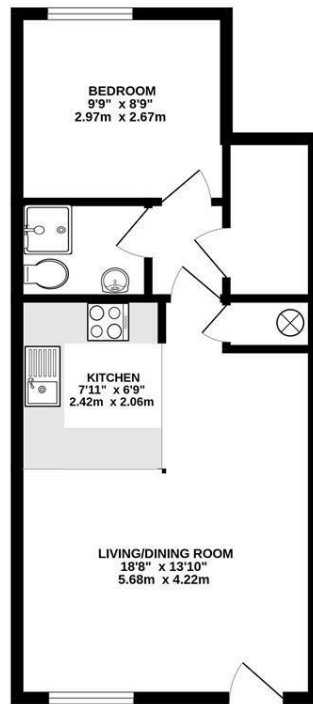
Service Charge: £889 per annum

Ground rent: Currently £60 per annum, will fall away to £0 following completion of the lease extension

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
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 418 sq.ft. (38.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with Metropix C2025

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.