



## 1 Brindley Place, Uxbridge, UB8 2BZ

- One bedroom
- Allocated parking
- Convenient location
- Underfloor Heating
- Gated development
- Daytime concierge
- Engineered oak flooring
- No upper chain

**Asking Price £280,000**

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)



**Description**

This stylish one bedroom apartment is positioned in an exclusive modern gated development and has the benefit of allocated parking.

**Accommodation**

The accommodation on offer briefly comprises, entrance hall with built in storage cupboard, open plan living space with a juliet balcony, the kitchen is fitted with integrated appliances, and a range of storage units, stone work work surfaces, there is a double bedroom and tiled shower room with an enclosed shower cubicle, wash basin and w.c.

**Outside**

There are attractive communal gardens that lead to the Grand Union Canal and allocated parking.

**Situation**

Union Park is well placed to maximise on the Crossrail impact, with West Drayton forecast to be among the top three house price growth zones along the Elizabeth Line.

Residents at Union Park enjoy fast connectivity by all forms of public transport, with direct road and rail routes into central London, Reading and further afield. West Drayton station is operated by First Great Western railway, with services to Paddington, Reading and Oxford, while nearby Uxbridge has Metropolitan and Piccadilly line services linking to the Capital's entire tube and mainline network.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: B

Lease term: 120 years

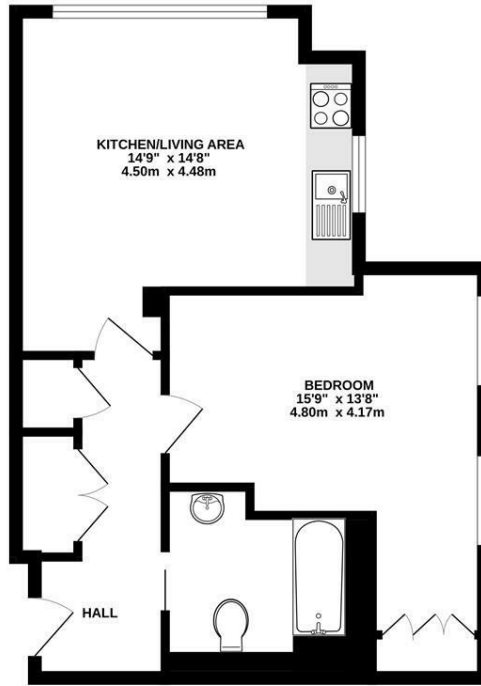
Service charge: TBC

Ground rent: £250

**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

14'9" x 14'8"  
GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 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 02024

# 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.