

# Breakspear Road North

Uxbridge • • UB9 6NA  
Asking Price: £625,000



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est 1986

# Breakspear Road North

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Enviably located moments from Harefield High street and transport links, A beautifully presented, 2 bedroom, 2 bathroom, duplex apartment, set within a magnificent Grade I listed 17th century manor house with breathtaking views. Breakspear House is a beautifully restored and converted 17th century manor house offering a lovely blend of modern accommodation with character features.

CHAIN FREE

TWO BEDROOMS

TWO BATHROOMS

LARGE LIVING ROOM

VERY MODERN INTERIOR

QUIET LOCATION

SPLIT LEVEL APARTMENT

MODERN KITCHEN

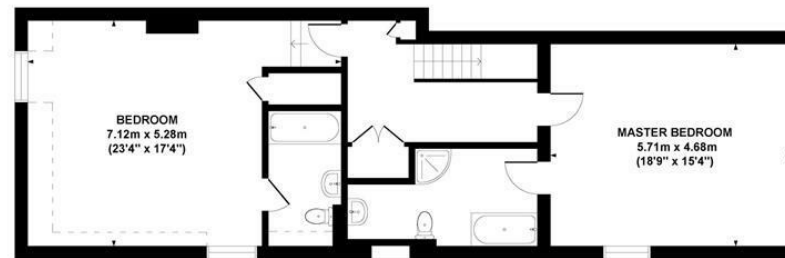
DINING ROOM

1851 SQ.FT

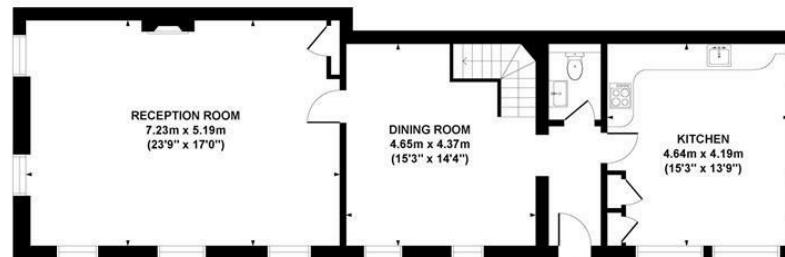
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 86 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 86 SQ M

**APARTMENT 9, BREAKSPEAR HOUSE, BREAKSPEAR ROAD NORTH, HAREFIELD, UB9 6NA**  
**APPROX. GROSS INTERNAL FLOOR AREA 172 SQ M / 1851 SQ FT**  
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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**CoopersResidential.co.uk**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A++ (92-100)                                |         |           |
| A+ (89-91)                                  |         |           |
| A (86-88)                                   |         |           |
| B (83-85)                                   |         |           |
| C (81-82)                                   |         |           |
| D (78-80)                                   |         |           |
| E (75-77)                                   |         |           |
| F (73-74)                                   |         |           |
| G (71-72)                                   |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.