

Summerhouse Lane

Uxbridge • Middlesex • UB9 6FB

Offers In Excess Of: £400,000



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est 1986

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Photos were taken prior to the current tenancy Discover contemporary living at its finest in this meticulously designed luxury two bedroom apartment, ideally situated in the desirable locale of Harefield. This modern urban retreat offers a perfect blend of style, comfort, and convenience. It offers a unique opportunity to embrace modern living in a charming village setting. If you're looking for an elegant, low-maintenance lifestyle with all the modern conveniences, this property is a must-see.

LUXURY APARTMENT

TWO BEDROOM

OPEN PLAN KITCHEN AND LIVING AREA

BEAUTIFUL VIEWS OVER THE GRAN UNION CANAL

PLENTY OF STORAGE

BRIGHT AND AIRY THROUGHOUT

NEW LTV TILED FLOORING IN BOTH BEDROOMS

LAUNDRY ROOM

CHAIN FREE

887 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.





SITUATION

The Long Room apartments are adjacent to the Grand Union Canal in Coppermill Lock. Harefield village is just over a mile away and provides a selection of local shops and country pubs with Rickmansworth High Street offering a good selection of shops and supermarkets. Denham Railway Station is 2.2 miles away with under a 30 minute journey to Marylebone and is about 5 miles from Junction 17 of the M25 at Chorleywood with its connections to the M1, M4 and M40.

DESCRIPTION

This beautifully laid-out two-bedroom apartment, on the Grand Union Canal, offers a wonderful blend of space and comfort. At the heart of the home is a light-filled living room, perfect for both relaxing evenings and entertaining guests. The adjacent kitchen and dining area is well-positioned for convenience, offering a welcoming space for cooking and casual dining. The master bedroom is a peaceful retreat, while the second bedroom is equally generous, making it ideal for guests, a home office, or additional living space. The apartment also features a separate laundry area for added practicality and a well-appointed bathroom.

OUTSIDE

Outside, the property enjoys delightful views over the Grand Union Canal, providing a tranquil backdrop and a connection to nature. Whether enjoying a morning coffee or an evening stroll along the water's edge, the canal setting adds to the charm and appeal of this home.





Schools:

Harefield Infant and Junior 0.6 miles
The Harefield Academy 1 mile
St Helen's Primary and Secondary 3.2 miles



Train:

Denham 2.0 miles
Denham Golf Club 2.1 miles
Rickmansworth 2.4 miles



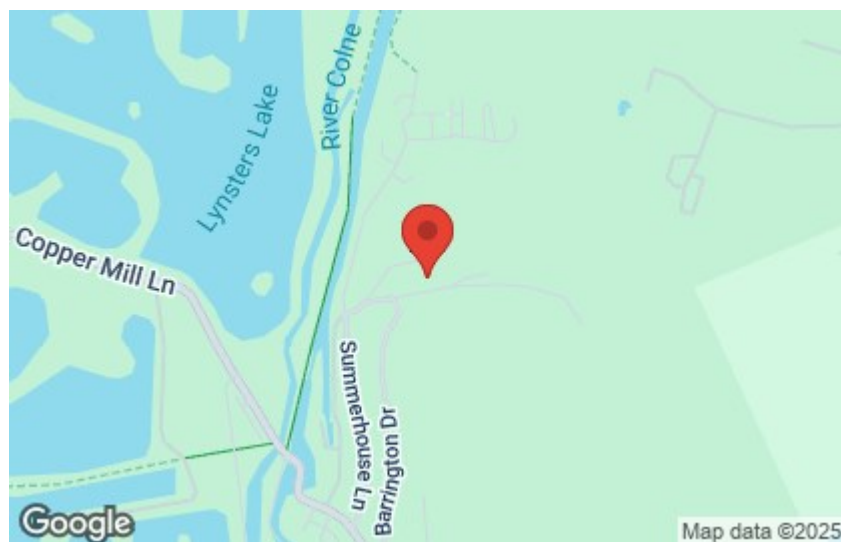
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



Property details

Approximate Gross Internal Area
82.4 sq m / 887 sq ft



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Energy Efficiency Rating			
	Current	Target	Reason
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 EPC Standard 2020/1/18			

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.