

# Robinwood Grove

Hillingdon • Middlesex • UB8 3TW

Guide Price: £230,000



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A well presented and well kept one bedroom first floor apartment situated on Robinwood Grove, a gated development built in the 1980s situated directly in front of the Hillingdon nature reserve but yet still only a short stroll from Hillingdon Hill. The property benefits from a 20ft living/dining room, 7ft kitchen, 11ft bedroom with fitted wardrobes, family bathroom and private balcony. The property is located within beautifully kept communal grounds with a number of seating areas to relax and enjoy the views of the communal gardens and nature reserve beyond. There is an allocated parking space within the development along with visitor parking located just outside the front gates.

One bedroom apartment

Gated development

Backing onto nature reserve

First floor

Great transport links

20ft living room

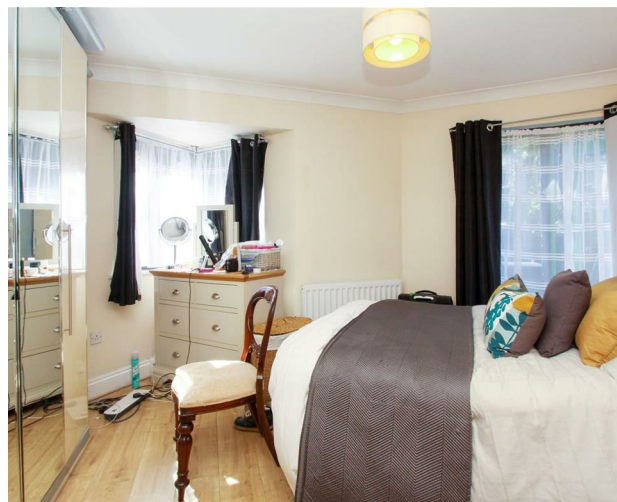
11ft bedroom

Balcony

Well kept communal gardens

Allocated parking space

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.





### **Property**

A one bedroom first floor apartment that offers spacious accommodation throughout and is situated on a sought after gated development in Hillingdon. The property benefits from a 20ft living/dining room, 7ft kitchen, 11ft bedroom with fitted wardrobes, family bathroom and private balcony.

### **Location**

Robinwood Grove is a gated development built in the 1980s situated directly in front of the Hillingdon nature reserve but yet still only a short stroll from Hillingdon Hill and its access to bus/road links, local shops and Hillingdon Golf Course. Uxbridge Town centre is approximately a mile away with its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station with its direct access to Baker Street and the City. The property is conveniently located for Stockley Park, Hillingdon Hospital and Brunel University.

### **Outside**

The property is located within beautifully kept communal grounds with a number of seating areas to relax and enjoy the views of the communal gardens and nature reserve beyond. There is an allocated parking space within the development along with visitor parking located just outside the front gates.



### Schools:

Bishopshalt Secondary School 0.2 miles  
Hillingdon Primary School 0.5 miles  
Moorcroft School 0.6 miles



### Train:

Uxbridge 1.3 miles  
West Drayton 1.5 miles  
Hillingdon 1.7 miles



### Car:

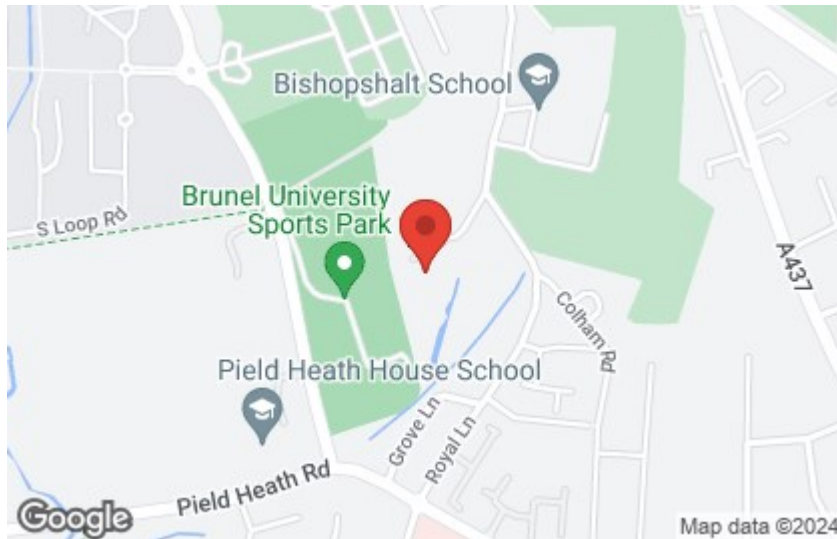
M4, A40, M25, M40



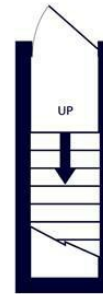
### Council Tax Band:

C

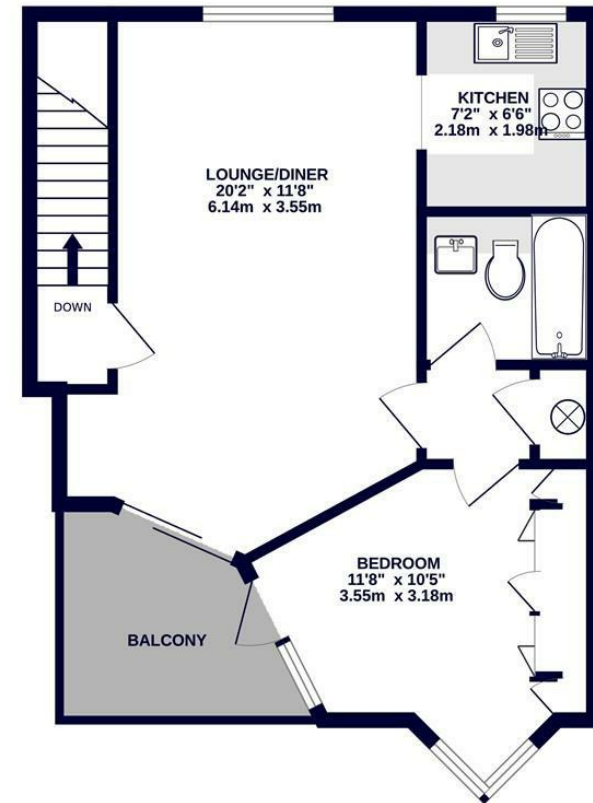
(Distances are straight line measurements from centre of postcode)



ENTRANCE FLOOR  
28 sq ft (2.6 sq.m.) approx.



1ST FLOOR  
500 sq ft (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (49.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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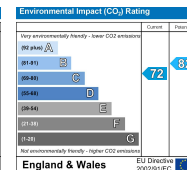
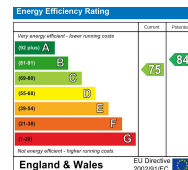


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