

# Vine Lane

North Hillingdon • Middlesex • UB10 0BQ  
Guide Price: £465,000



coopers  
est 1986

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North Hillingdon • Middlesex • UB10 0BQ

A fabulous two bedroom, two bathroom luxury apartment built by Shanly Homes that is situated within a small and exclusive development on one of North Hillingdon's most sought after roads and measures approximately 980 sq ft. There is a generous central hallway that provides access to the 22ft living/dining room and 16ft kitchen. The master bedroom measures 20ft and has an ensuite shower room and fitted wardrobes, the 16ft second bedroom also benefits from built in wardrobes and there is a modern family bathroom. Outside the property benefits from allocated parking and beautifully maintained communal gardens.

Two bedroom luxury apartment

First floor

North Hillingdon

Shanly Homes

Modern throughout

22ft Lounge

16ft Kitchen/diner

20ft Master bedroom

En suite

Off street parking

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

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### Outside

The property benefits from allocated parking and beautifully maintained communal gardens.

### Location

Vine Lane is a sought after, tree lined, residential road in North Hillingdon. There are well regarded schools in close proximity including Bishopshalt senior school and a number of recreational facilities such as Hillingdon Golf and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties along with Heathrow Airport.





### Schools:

ACS Hillingdon International School 0.2 miles  
John Locke Academy 0.3 miles  
Oak Farm Junior School 0.5 miles



### Train:

Hillingdon 0.7 miles  
Uxbridge 0.8 miles  
Ickenham 1.4 miles



### Car:

M4, A40, M25, M40



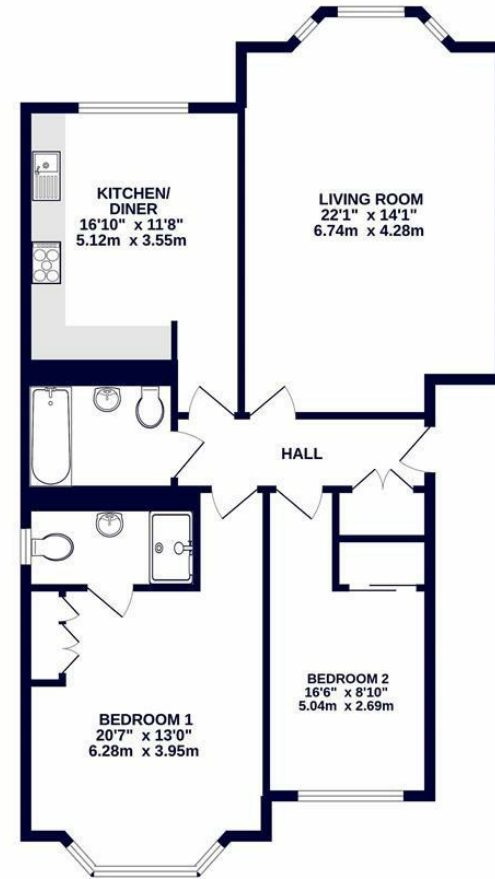
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
980 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA - 980 sq.ft. (91.0 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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Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs A	
Energy efficient - lower running costs B	
Decent energy efficiency - lower running costs C	83
Some energy efficiency - lower running costs D	83
Decent energy efficiency - higher running costs E	
Some energy efficiency - higher running costs F	
Not energy efficient - higher running costs G	
England & Wales E3 (Effective 2022/01/01)	

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.