

# Sutton Court Road

Hillingdon • Middlesex • UB10 9HR

Guide Price: £425,000



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est 1986



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Hillingdon • Middlesex • UB10 9HR

A luxury two bedroom, two bathroom, first floor apartment that measures in excess of 700sq ft built by Clearview Homes in 2018 within a contemporary building that has been architected-designed to maximise its corner setting that is within walking distance of a wide variety of amenities. The property is accessed via a communal entryphone system that leads into the communal hallway with stairs and a lift to the first floor. Once inside the property there is a spacious hallway with doors leading into the 20ft open plan living/dining/kitchen area, 16ft master bedroom with fitted wardrobes and en-suite shower room, 13ft second bedroom, and family bathroom. Outside there is parking space and communal gardens.

Two bedroom apartment

First floor

Balcony

Two double bedrooms

Two bathrooms

20ft living/dining/kitchen area

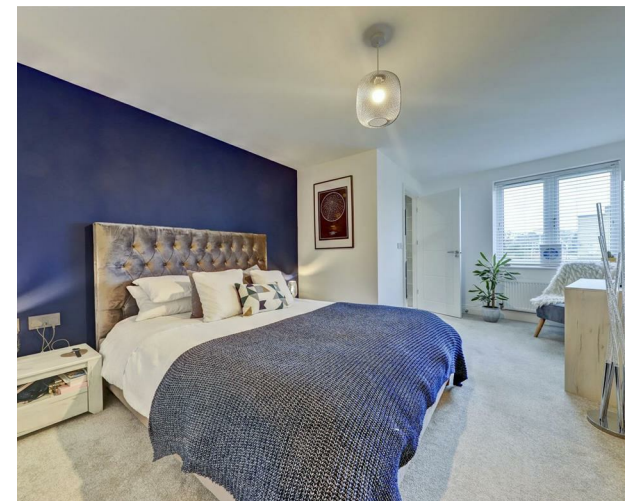
730sq ft

Allocated parking

Convenient location

Built by Clearview Homes

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 luxury two bedroom, two bathroom, first floor apartment that measures in excess of 700sq ft located within a contemporary building that has been architected-designed to maximise its corner setting by Clearview Homes in 2019. The property is accessed via a communal entryphone system that leads into the communal hallway with stairs and a lift leading to the first floor. Once inside the property there is a spacious hallway with doors leading into the 20ft open plan living/dining/kitchen area with door opening onto the generous balcony, 16ft master bedroom with fitted wardrobes and en-suite shower room, 13ft second bedroom and family bathroom.

### Location

Oak Point is situated just off Long Lane with its multitude of facilities close at hand. Hillingdon tube station with its Metropolitan and Piccadilly lines offers direct access to Baker Street in approx. 36 minutes and is less than a mile away with buses from close by. Hillingdon's location just off the A437 means easy access to the M40, M4 and M25 with London Heathrow Airport only six miles away. For everyday convenience, Oak Point excels. Sutton Court Road has a parade of useful shops including a newsagent and pharmacy. There is a library within walking distance, four GP practices and two dentists within about a mile, while Hillingdon Hospital (with A&E) and Uxbridge Town centre with its multitude of bars, restaurants and shopping centres are just over a mile away. There are a number of sought after schools for all ages within walking distance.

### Outside

There is a parking space, communal gardens and a private balcony off the lounge.



### Schools:

Swakeleys Senior School for Girls 0.2 miles  
 St Bernadette Catholic Primary School 0.2 miles  
 Oak Farm Infant and Junior Schools 0.3 miles



### Train:

Hillingdon station 0.9 miles  
 Uxbridge station 1.3 miles  
 Ickenham station 1.5 miles



### Car:

M4, A40, M25, M40

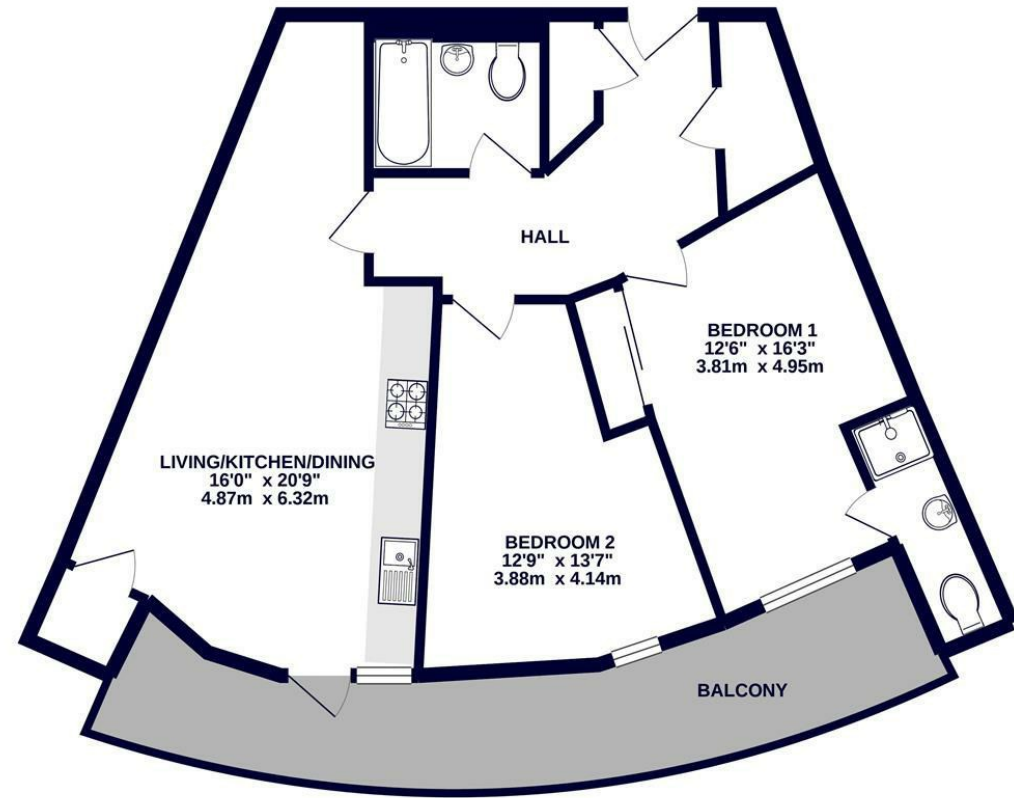


### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



## FIRST FLOOR 730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 8826sq.ft. (820.0 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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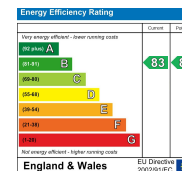
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