

Keith Park Road

Hillingdon • Middlesex • UB10 0FG

Guide Price: £325,000



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A two bedroom, first floor apartment situated on Keith Park Road, centrally positioned between both Hillingdon and Uxbridge tube stations on the Metropolitan & Piccadilly lines along with effortless access onto the A40, providing a direct route into Central London. The property comprises 13ft second en-suite bedroom, 13ft main bedroom, 16ft living/dining room, 16ft kitchen and family bathroom. Outside there is allocated and visitor parking as well as a communal rear garden.

Two bedroom apartment

First floor

Sought after location

Great transport links

16ft living/dining room

16ft kitchen

13ft main bedroom with fitted wardrobes

13ft second bedroom with en-suite

Communal Garden

Allocated 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

A two bedroom apartment that has been very well maintained by the current owners and offers generous sized rooms throughout. The property comprises an entrance hall with doors leading to the 13ft second en-suite bedroom with fitted wardrobes, 13ft main bedroom with fitted wardrobes, 16ft living/dining room, 16ft kitchen and family bathroom.

Location

Keith Park Road is centrally positioned between both Hillingdon and Uxbridge tube stations on the Metropolitan & Piccadilly lines along with effortless access onto the A40, providing a direct route into Central London. There are well regarded schools in close proximity and recreational facilities also nearby such as Hillingdon Golf Club, Court Park, The Common, Uxbridge Cricket Club and the Hillingdon sports and leisure complex. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars is just a short drive away.

Outside

The property offers allocated parking along with visitor parking. There is also a communal garden which is mainly laid to lawn.



Schools:

The John Locke Academy 0.2 miles
 ACS Hillingdon International School 0.3 miles
 Vyners Secondary School 0.8 miles



Train:

Uxbridge Station 1.2 miles
 Hillingdon Station 1.3 miles
 Ickenham Station 1.4 miles



Car:

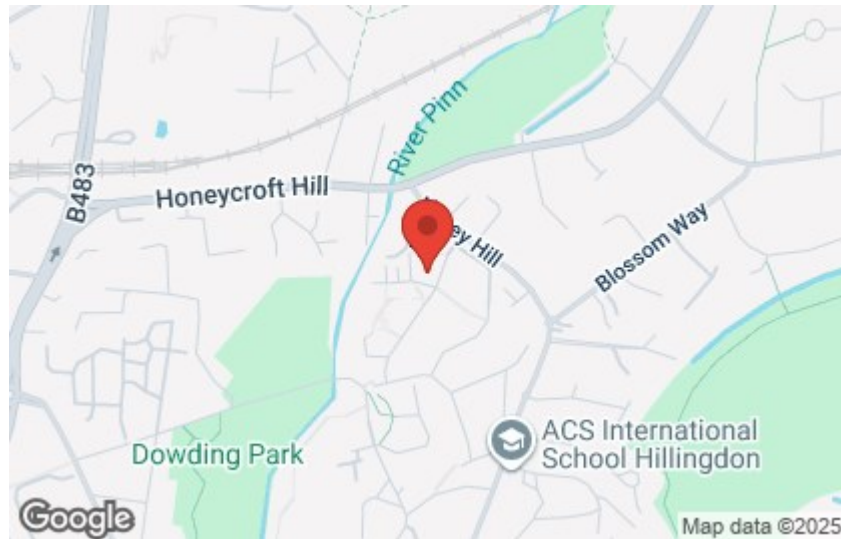
M4, A40, M25, M40



Council Tax Band:

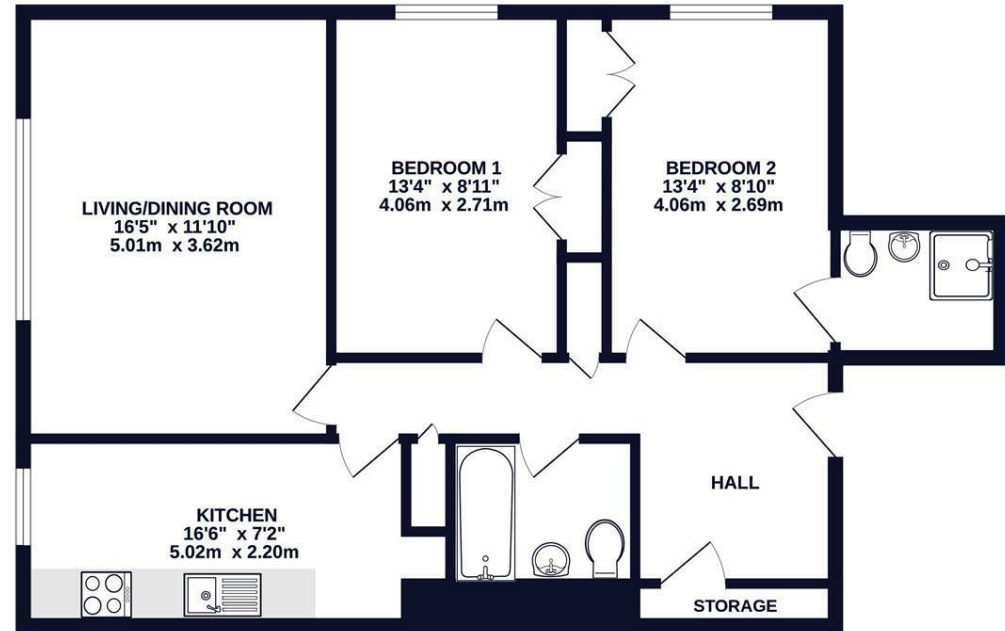
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(Distances are straight line measurements from centre of postcode)



1ST FLOOR

762 sq.ft. (70.8 sq.m.) approx.



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TOTAL FLOOR AREA: 762 sq.ft. (70.8 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		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EPC 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.