

# Portal Close

Hillingdon • Middlesex • UB10 0FE  
Guide Price: £315,000



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Presenting an outstanding opportunity as a first home or an investment, this spacious and light filled two bedroom ground floor apartment comprises secure communal entryphone system, entrance hallway, 16ft lounge/diner, 14ft kitchen, 13ft master bedroom with fitted cupboards, 13ft second bedroom with fitted cupboards and family bathroom.

Two bedroom

Ground floor apartment

Allocated parking

16ft lounge/diner

14ft kitchen

Two double bedrooms

Ideal investment/first time buy

Great condition throughout

Communal gardens

Walking distance to Uxbridge

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.





### Directions

From leaving our office on Hillingdon Hill, proceed left and take the first left onto Vine Lane. Take the third turning on your left onto Keith Park Road, at the top turn right into Portal Close.

### Situation

Portal Close is a quiet close located between North Hillingdon and Uxbridge. The property 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.

### Description

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### Outside

Outside offers communal gardens and allocated parking with visitor spaces available.



#### Schools:

The Douay Martyrs School 0.2 miles  
 ACS Hillingdon International School 0.6 miles  
 The John Locke Academy 1.4 miles



#### Train:

Uxbridge Station 1.2 miles  
 Hillingdon Station 1.3 miles  
 West Drayton Station 3.8 miles



#### Car:

M4, A40, M25, M40



#### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



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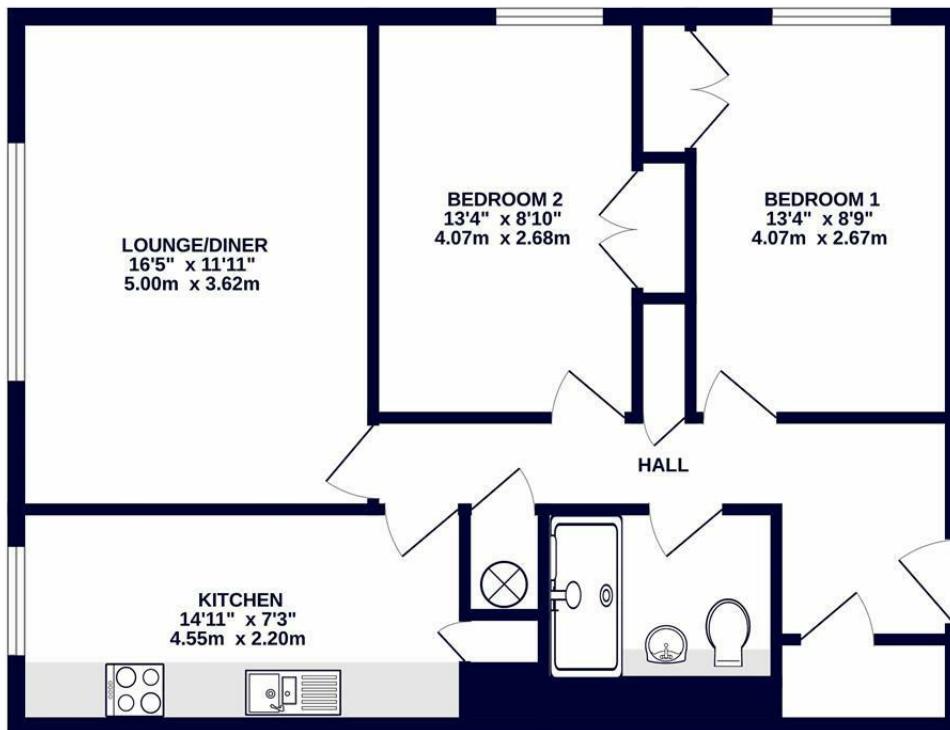
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**GROUND FLOOR**  
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Very energy efficient - lower running costs	
2019-2020 A	A
2019-2020 B	B
2019-2020 C	C
2019-2020 D	D
2019-2020 E	E
2019-2020 F	F
2019-2020 G	G
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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.