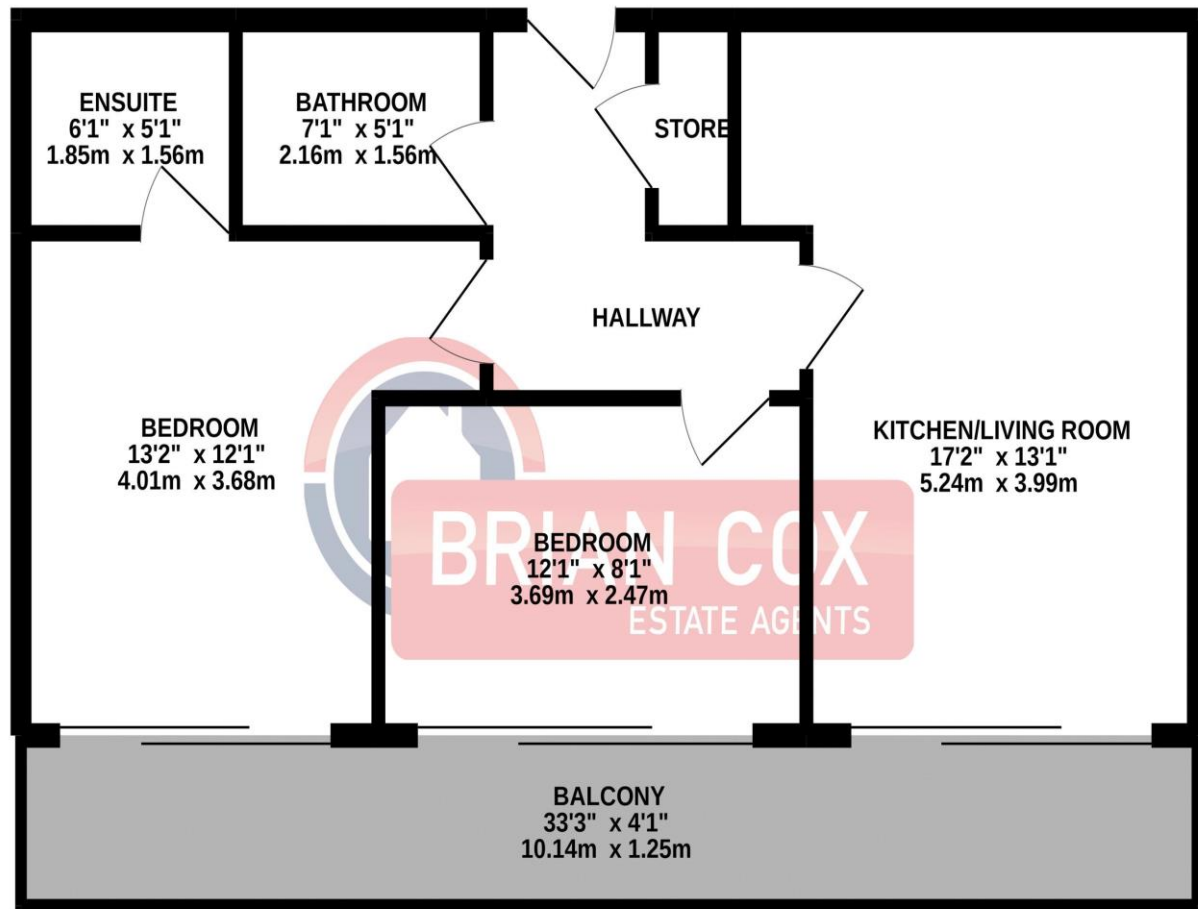


the floorplan...

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.1 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.
Made with Metropix ©2022

more details from...

call: **Brian Cox Northolt:0208 842 4008**
email: Jeff.Osullivan@brian-cox.co.uk
web: www.brian-cox.co.uk



0208 842 4008
brian-cox.co.uk



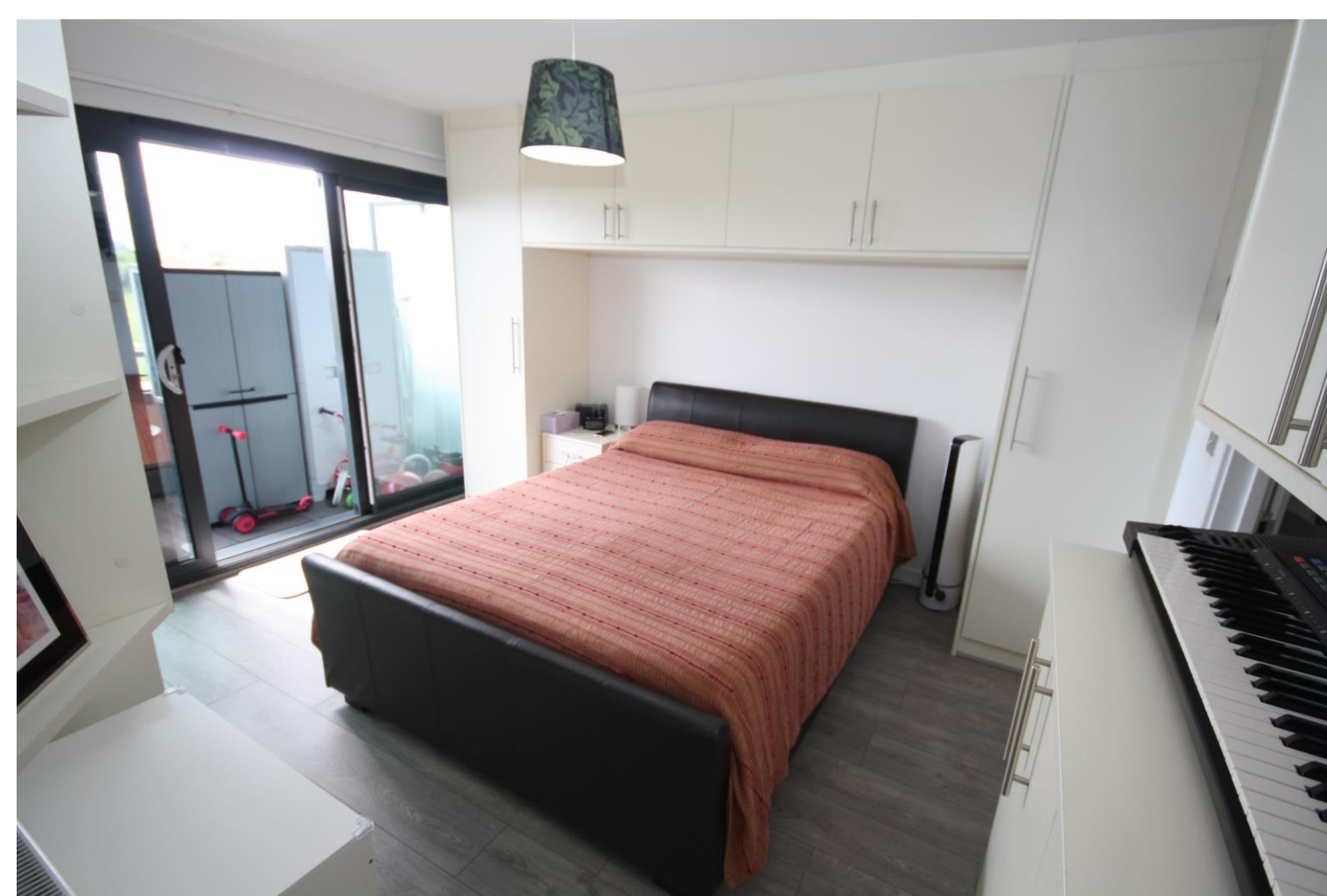
Brian Cox present to the market this stunning two double bedroom top floor apartment. Located on the Uxbridge Road you have fantastic access to shops and local bus routes. The property benefits from a large balcony with great views. Further benefits include en-suite to master, modern kitchen and bathrooms and comes with a long lease . Call now so you do not miss out!



Offers in Excess of
£300,000

Uxbridge Road, Hayes UB4 0RR

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- Stunning Condition
- Allocated Parking
- Two Bathrooms
- Large Balcony with Fantastic Views
- Long Lease
- Third Floor and a Lift in the Block



the location...

nearest stations ...

- Hayes & Harlington Station (1.3 miles)
- Southall Station (2.0 miles)
- West Drayton Station (2.5 miles)



Hayes is a town in West London, situated 13 miles (21 km) West of Charing Cross. Historically in Middlesex Hayes became part of the London Borough of Hillingdon in 1965.

Hayes's is only a short distance away where The Beck Theatre opened in 1977, and offers a wide range of touring shows in a welcoming modern building. The Beck is very much a community theatre, offering one-night concerts, comedy, drama, films, opera, and pantomime.

There are many local schools in the area these include Dr Triplett's CofE Primary School, Grange Park Junior School, Rosedale Primary School, Barnhill Community High School and Rosedale College.

