

# Hercies Road

Hillingdon • Middlesex • UB10 9NA

Offers In Excess Of: £400,000



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A modern, generously proportioned and beautifully maintained ground floor apartment located in a sought after development in North Hillingdon. The property briefly comprises a hallway with storage cupboards, a 23ft living/ dining room, 10ft kitchen, 17ft main bedroom with a walk in wardrobe and ensuite, 15ft second bedroom with patio doors opening out to a private garden terrace and a modern family bathroom. Outside of the property there is a private terrace, well maintained communal gardens and allocated parking.

Ground floor apartment

Two double bedrooms

Two bathrooms

Immaculate condition throughout

Walk in wardrobe

Over 900 Sq Ft

Allocated parking

Great transport links

Walking distance to local amenities

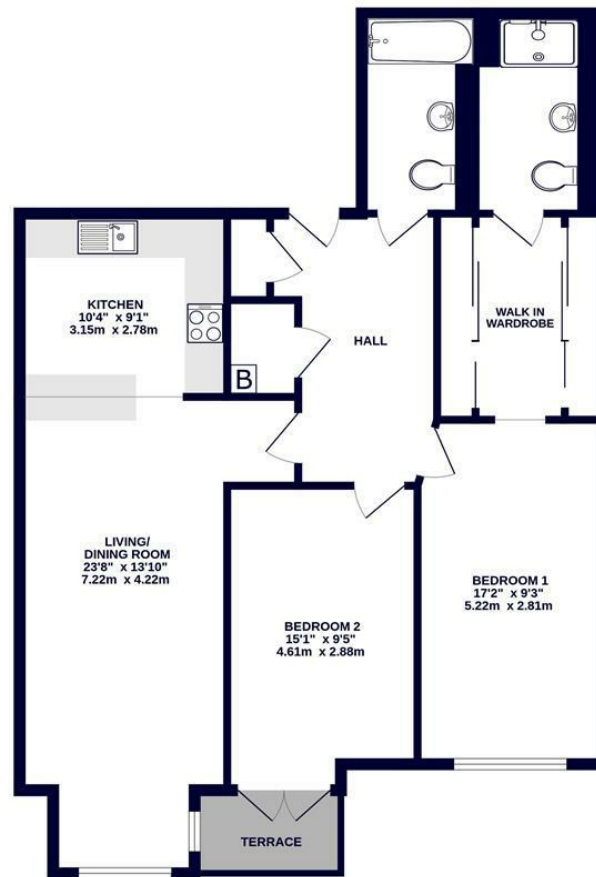
Sought after location

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.





GROUND FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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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**CoopersResidential.co.uk**

| 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.