

Long Lane

Hillingdon • Middlesex • UB10 9EW

Guide Price: £325,000



coopers
est 1986

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Beautifully presented one-bedroom apartment in the sought-after gated development of Westgate Court, Long Lane, Hillingdon. Ideally located within walking distance of local shops and Hillingdon Underground Station (Metropolitan and Piccadilly lines). The property features a spacious entrance hall, a 21ft open-plan kitchen/living/dining area, an 11ft bedroom, and a family bathroom. Further benefits include allocated parking and a large private balcony.

One bedroom apartment

Top floor with lift

Recently built

Modernised throughout

Gated development

Great transport links

21ft living/kitchen/dining area

11ft bedroom

Private terrace

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.





3RD FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 548 sq.ft. (50.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 | Potential |
|---|---|---------------|------------|
| How energy efficient? - lower rating costs | | | |
| Very energy efficient - lower running costs | A | | |
| Energy efficient | B | | |
| Decent | C | 83 | 83 |
| Needs to be improved | D | | |
| Not very energy efficient | E | | |
| Very poorly energy efficient | F | | |
| Worst energy efficiency - highest running costs | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 03 07000 6000 | 2022/01/01 |

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.