



- TWO Bedroom Maisonette
- Private Garden
- No Onward Chain
- Double Glazing
- Garage
- Ground Floor
- Long Lease
- Gas Central Heating
- Walking Distance Of Hillingdon Tube Station
- EPC Rating D

A spacious TWO-bedroom ground floor maisonette set on Long Lane, one of Hillingdon's most desirable residential roads, offering convenient access to a wide range of local amenities. In need of modernisation, the property is perfect for first-time buyers or investors and is offered to the market with no onward chain.

Internally, the home features a welcoming entrance hall, storage cupboards, a fitted kitchen, a generous lounge/dining area, a 13ft main bedroom, a second 12ft bedroom and bathroom.

Located within walking distance of Hillingdon's Metropolitan and Piccadilly line station, as well as local shops. Long Lane is a prime Hillingdon address, highly popular with families due to its proximity to reputable schools including St Bernadette's, Oak Farm and Bishopshalt. The area also enjoys excellent transport links, with the A40/M40 providing quick access to London and the Home Counties. Uxbridge town centre is just a short drive away, offering a variety of shopping, dining, and leisure facilities. Hillingdon's Court Park is a short walk along with other green spaces.

The property also boasts a private rear garden, ideal for low-maintenance outdoor enjoyment. A garage is also located at the rear, providing additional storage or secure parking.

Viewings are strictly by appointment.

Price: Guide Price £350,000

Tenure: Leasehold

Lease: Lease Term 189 years from 29 Sep1960

Years Remaining: 124 Approx

Insurance: £250.00 Per Annum Approx

Service Charge Review: N/A

Ground Rent £100.00 (Paid half yearly Mar & Sep)

Ground Rent Review: N/A

Local Authority: Hillingdon

Council Tax Band: C

Broadband type: Up to Ultrafast 1800 Mbps d/l - 220 Mbps u/l

Mobile Coverage (Indoor):

Provider| Voice | Data

EE| Limited Limited

Three| Limited Limited

O2| Limited Limited

Vodafone| Limited Limited

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer





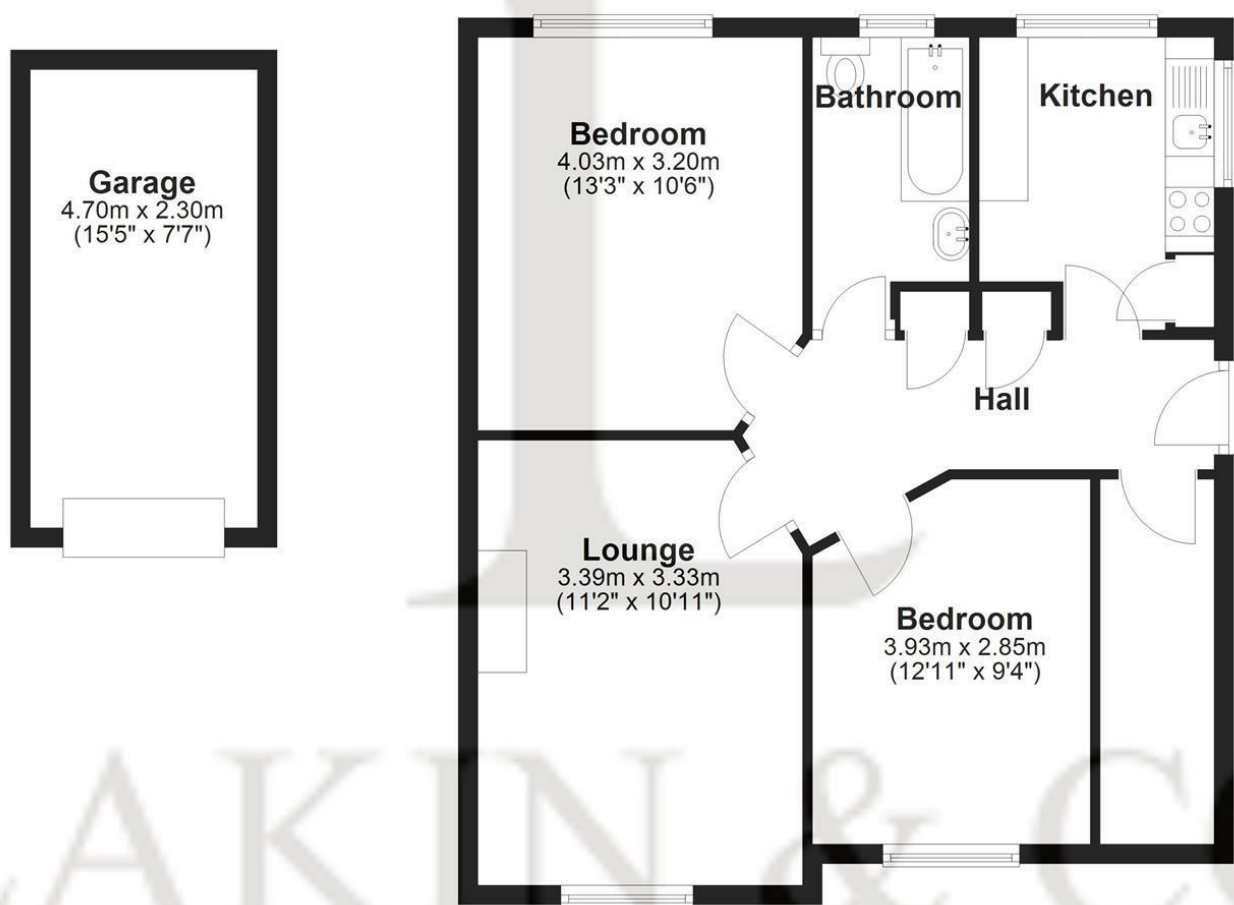
*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

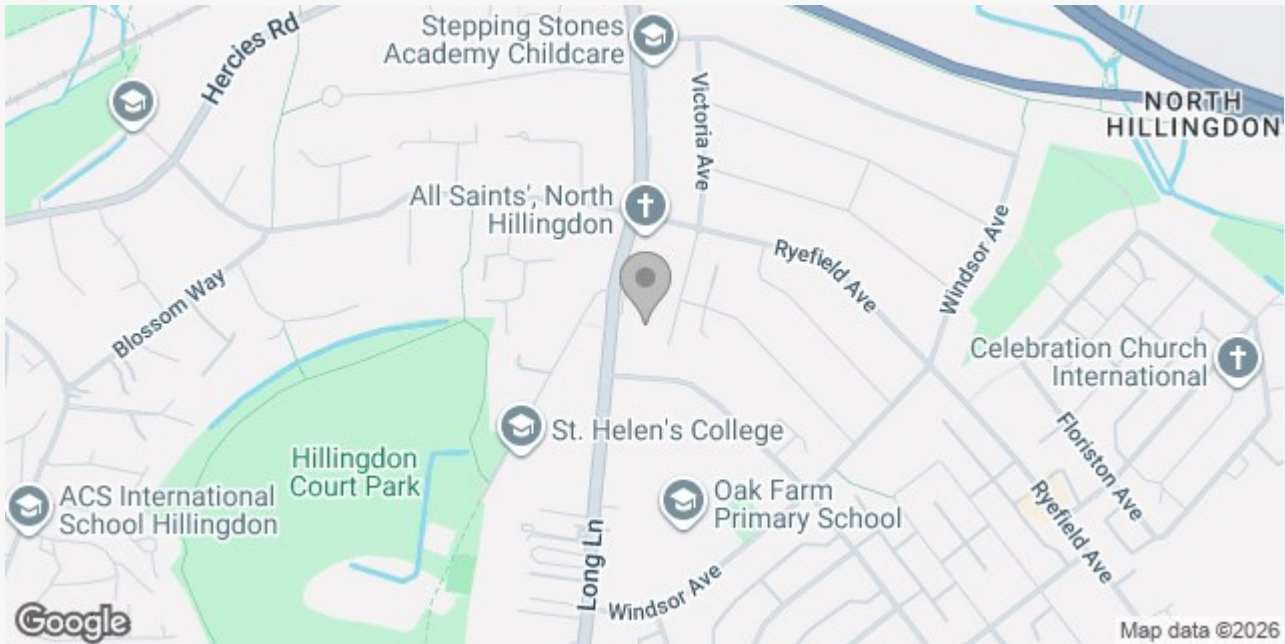
Ground Floor

Approx. 75.1 sq. metres (808.0 sq. feet)



Total area: approx. 75.1 sq. metres (808.0 sq. feet)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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