

# 271 High Street

Uxbridge • Middlesex • UB8 1NF

Guide Price: £220,000



coopers  
est 1986

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Ideally situated in the heart of the town centre, this first floor one bedroom apartment offers modern, open plan living just moments from a wide range of local amenities. With excellent transport links, including easy access to the Metropolitan and Piccadilly lines, as well as major routes such as the A40, M25, and M4, Lovell House is perfectly positioned for both commuters and students. Located close to Brunel University, this property is a fantastic opportunity for first-time buyers or savvy investors alike.

Town centre location

One bedroom apartment

First floor

Open plan living space

Close to local amenities

Close to Brunel University

Great for investors/first time buyers

Access to Metropolitan/Piccadilly lines

EPC Rating D

Easy access to A40/M25/M4

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.





### **Location**

Located in the heart of Uxbridge Town Centre, Lovell House offers unbeatable access to the renowned Intu Shopping Centre, popular high street stores, and excellent transport links. Just a short walk away, Uxbridge bus and train stations connect residents to the London Underground via both the Metropolitan and Piccadilly Lines, with Baker Street reachable in just 45 minutes.

### **Property**

Being a one bedroom town center apartment, this perfectly suits a first time buyer or investor looking to earn a high yielding property. The generously spacious one bedroom apartment includes a double-sized bedroom, built in storage, an open plan kitchen and living area, and a modern bathroom.

### **Outside**

The property offers complete seclusion, with access granted only through an intercom system leading to the courtyard. It is monitored by 24/7 CCTV surveillance, ensuring constant security at all times.



### Schools:

Hermitage Primary School 0.36 miles  
John Locke Academy 0.40 miles  
Uxbridge High School 0.6 miles



### Train:

Uxbridge 0.2 miles  
Hillingdon 1.7 miles  
Ickenham 2.0 miles



### Car:

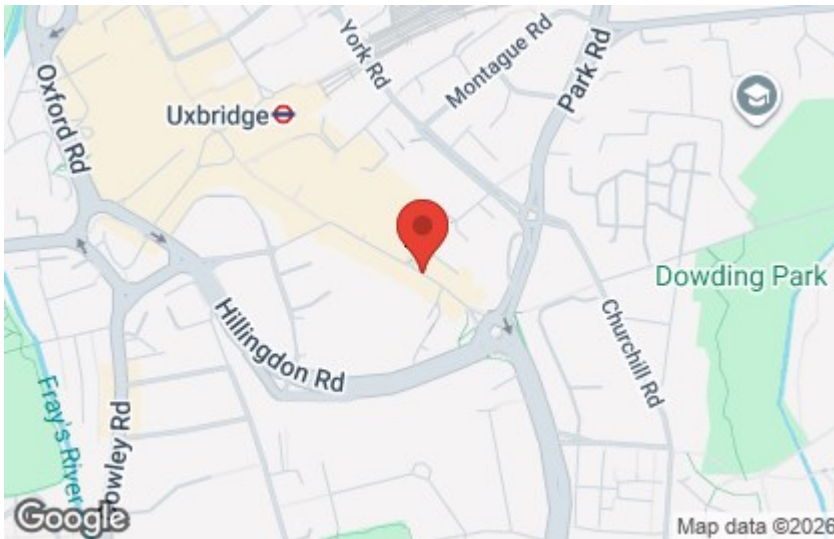
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 375 sq.ft. (34.8 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	64	64
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		EU 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.