



- One Bedroom
- Long Lease
- Walking Distance To Uxbridge Town Centre
- Double Glazing
- Viewing By Appointment Only
- No Upper Chain
- Allocated Parking Space
- St. Andrews Park Development
- Gas Central Heating
- EPC Rating B

A ONE double bedroom first floor apartment situated in the desirable St. Andrews Park development offered to the market with no upper chain. This spacious property is within walking distance of Uxbridge town centre and an internal inspection comes highly recommended.

The property briefly comprises; entrance hallway doors leading into an open plan lounge / kitchen with modern fitted kitchen with wall & base units and space for dining table, double bedroom with built in wardrobes and white suit bathroom. Benefits include, long lease, allocated parking, great location, double glazing, gas central heating and within walking distance of transport links.

At the heart of Uxbridge, this location is only a short drive to the A40/M40/M25 motorway links for access into London and surrounding counties and a few minutes walk to Uxbridge Train Station (Metropolitan and Piccadilly Lines). Also within close proximity of Brunel University, Hillingdon Hospital & Stockley Business Park.

Within walking distance of Dowding Park The Battle of Britain Bunker and Hillingdon House. With 40 acres to explore, the site incorporates a mix of country and recreational parkland with the River Pinn running through a copse of mature trees. The newly planted Jubilee wood, football pitches, a playground and trim trail are all accessible with newly laid paths meaning that there is something for everyone, accessible to all.

Tenure: Leasehold  
Years Remaining Lease Length: 113 Years (approx)  
Service Charge: £1,318 (approx) per year paid twice yearly  
Ground Rent: £250 (approx) per year  
Estate Service Charge: £138.84 (approx) per year paid twice yearly  
Local Authority: Hillingdon  
Council Tax Band: C

Internet Speed: Download - (up to) 1000 Mbps Upload - (up to) 1000 Mbps  
EE - Good outdoor & in home  
Three - Good outdoor  
O2 - Good outdoor & in home  
Vodafone - Good outdoor & variable in home

Please note all dimensions and descriptions are to be used as a guide only





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>83</b>

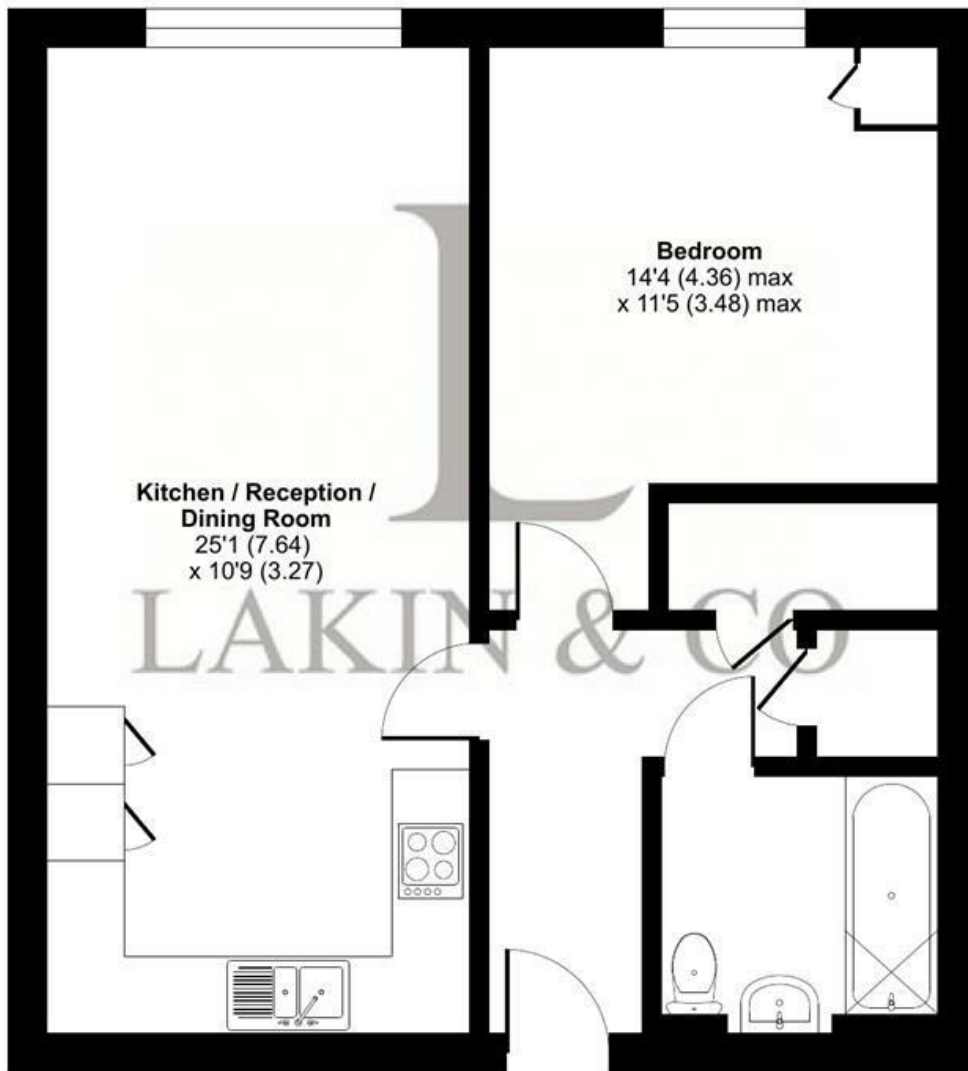
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**Brand Avenue, Uxbridge, UB10**

Approximate Area = 567 sq ft / 52.6 sq m

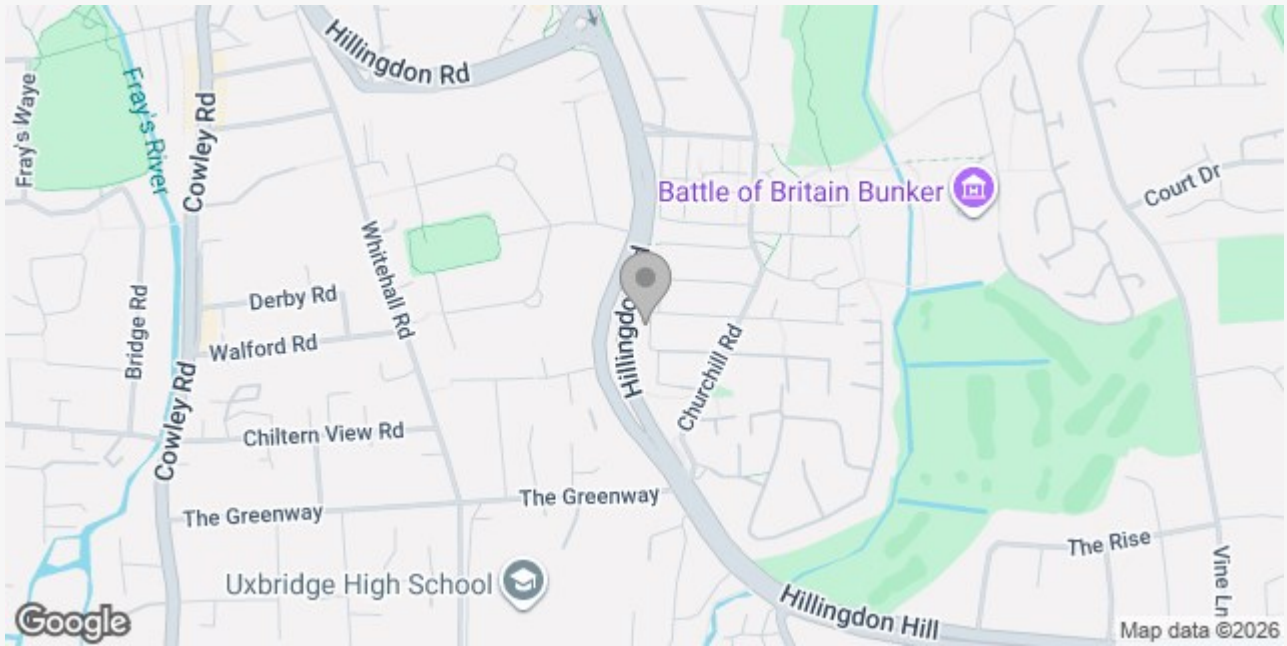
For identification only - Not to scale



**FIRST FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lakin & Co. REF:1409329

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