

# High Street

Uxbridge • Middlesex • UB8 1JL

Guide Price: £225,000



coopers  
est 1986

# High Street

Uxbridge • Middlesex • UB8 1JL

Nestled within the sought after Riverbank Point development, this beautifully proportioned one bedroom flat offers stylish and convenient living just moments from the riverside and the heart of Uxbridge. The apartment benefits being on a gated development, allocated parking and moments away from Uxbridge Station with its excellent transport links.

One bedroom apartment

Gated development

Allocated parking

Lift and stairs

Juliette balcony

No onward chain

Under floor heating

Uxbridge town centre moment away

Large bathroom suite

Entry phone system

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**

Set in the heart of Uxbridge, Riverbank Point enjoys a prime location along the peaceful and scenic Grand Union Canal. Uxbridge town centre is just a short stroll away, providing a wide array of shops, restaurants, cafés, and entertainment options, including intu Uxbridge and The Pavilions shopping centres. Excellent transport links are on hand, with Uxbridge Underground Station nearby, offering direct connections via the Metropolitan and Piccadilly lines into Central London. For motorists, the M40, M25, and M4 are all easily accessible, making commuting straightforward. The area is rich in green spaces, with picturesque walks along the canal, local parks such as Fasnidge Park, and the sprawling Colne Valley Regional Park is within easy reach, perfect for outdoor leisure and relaxation.

### **Property**

The property boasts a generous living room (14'2" x 11'2"), providing an inviting space to relax, with large windows and Juliette balcony allowing for plenty of natural light. The separate modern kitchen is well appointed with ample worktop space and integrated appliances. There is a double bedroom with a built in wardrobe and a family bathroom suite.

### **Outside**

The property is in a gated development, there is allocated parking for one car and a bin store.



### Schools:

Hermitage Primary School 0.4 miles  
St Mary's Catholic Primary School 0.4 miles  
Uxbridge High School 1.0 miles



### Train:

Uxbridge 0.3 miles  
Hillingdon 1.4 miles  
Ickenham 1.9 miles



### Car:

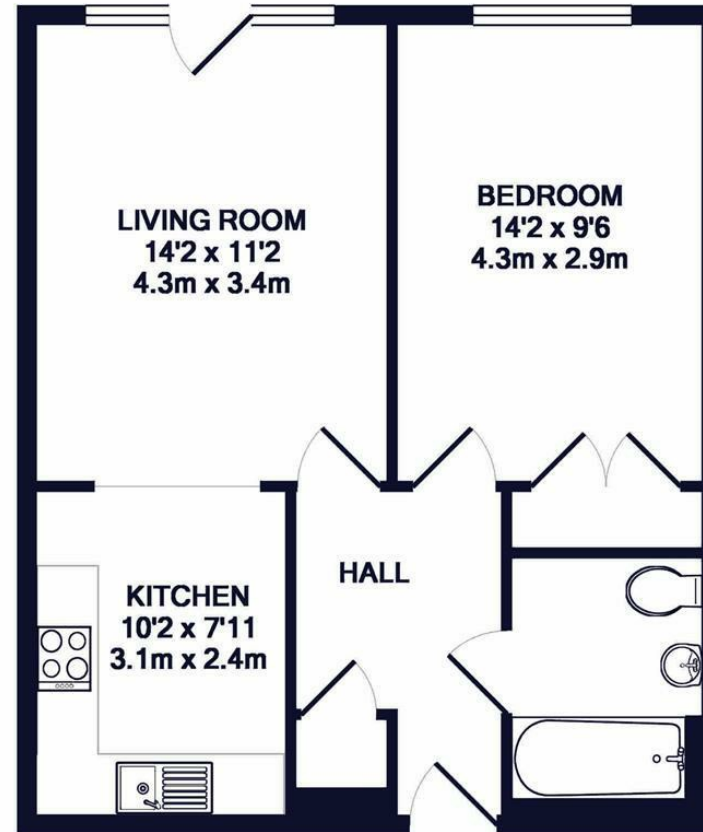
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 491 SQ.FT. (45.7 SQ.M.)



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.  
Made with Metropix ©2025



01895 257 566

1 Vine Street, Uxbridge,  
Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk

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	82	82
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		

England & Wales  
EPC Directorate  
2022/1/15/20

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.