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& MILLER



1 Dyson Drive, Uxbridge, UB10 0GJ  
£400,000

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1 Dyson Drive, Uxbridge, UB10 0GJ

**£400,000**

- Stylish Two Bedroom Apartment
- Allocated Parking
- Exclusive St Andrews Development
- Nearby to Highly Regrated Schools
- Approximately 45 mins from Central London
- First Floor
- Lift
- Walking Distance to Uxbridge Station
- 801 Sq Ft / 74.4 Sq M
- Town Centre Location

## Description

Immaculately presented throughout, the property boasts a stunning condition that is ready for its new owners.

Upon entering, you are welcomed into a bright and airy reception room, which serves as the heart of the home, this inviting space is complemented by a sleek fitted kitchen and a dining area, making it ideal for both entertaining guests and enjoying family meals. The property features two generously sized double bedrooms, providing ample space for relaxation and rest. Additionally, there is a stylish bathrooms that completes this home.

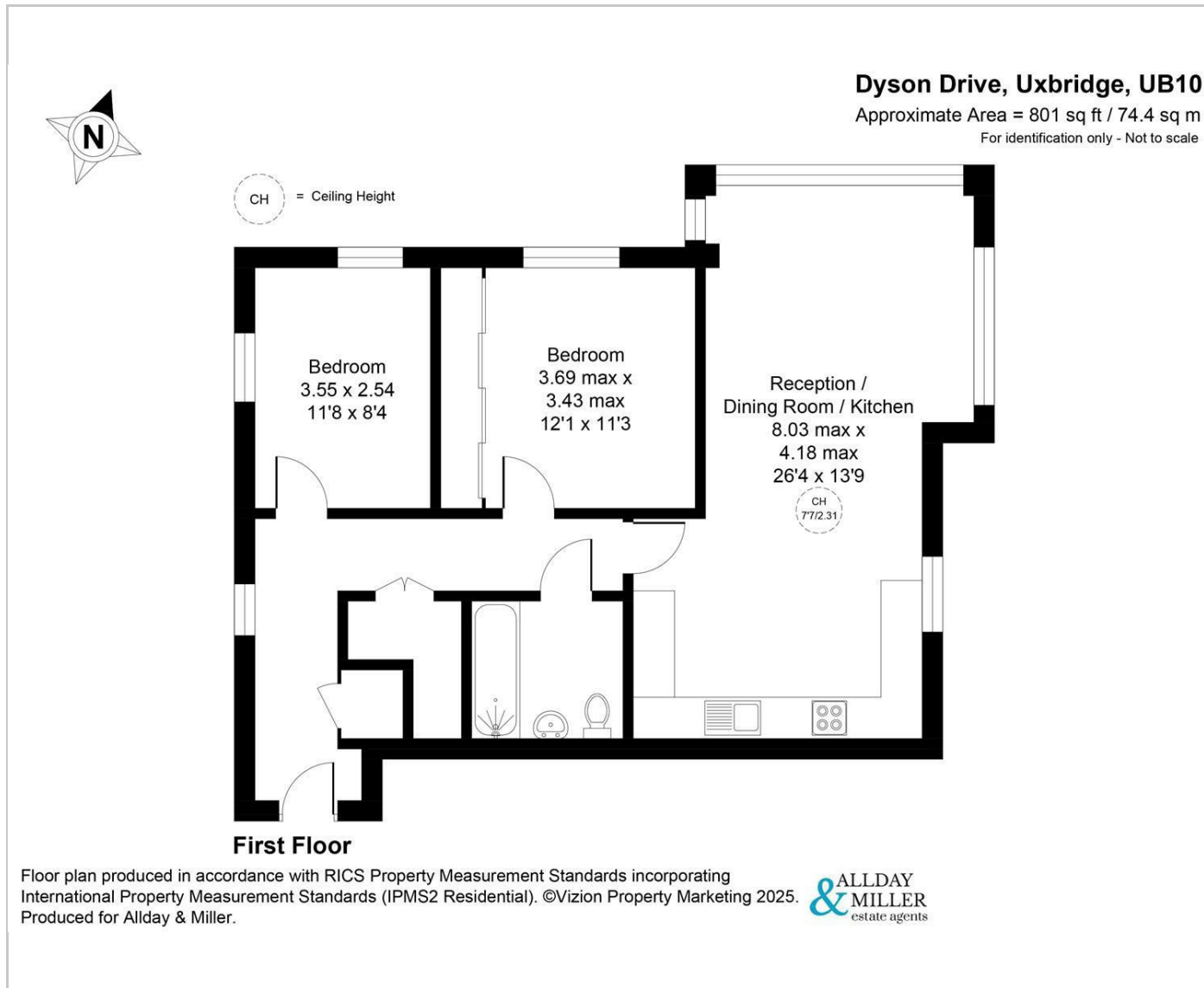
## Situation

Dyson Drive is part of St. Andrews Park located within close proximity of Uxbridge Station in the High Street, which is on both the Metropolitan and Piccadilly Lines. Uxbridge town centre has two shopping centres, a bustling High Street and a choice of cafes, bars, restaurants, gyms and a cinema. Just outside the development in Hillingdon Road is a bus stop, providing excellent links to the local area. The primary school, the John Locke Academy, is an integral part of St. Andrew's Park, as is the 37 acre public park.

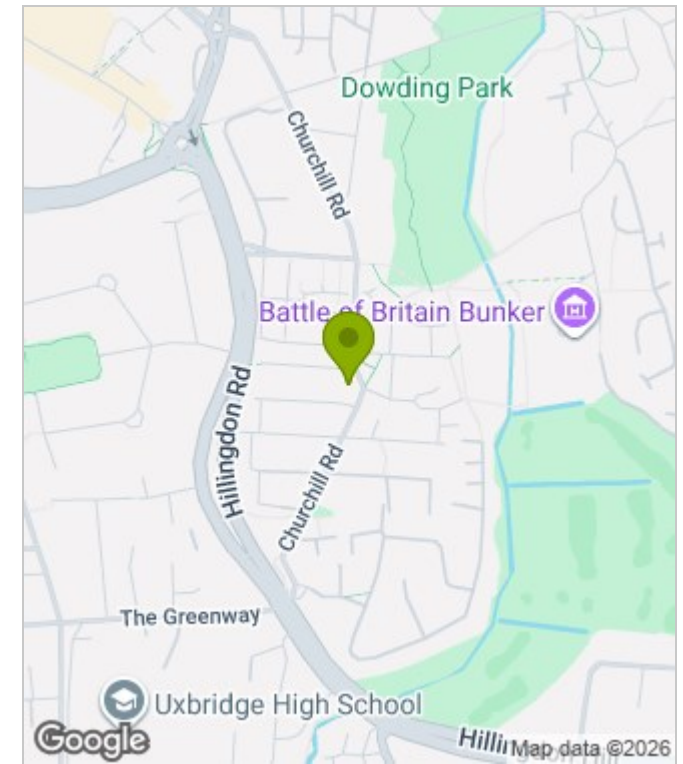





## Floor Plans




## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			<p>86</p> <p>86</p>
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 			

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

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