



- TWO Bedroom Apartment
- Long Lease 969 Years Approx
- Uxbridge Town Centre
- Double Glazing
- Private Rear Outside Space

- Victorian Era
- Period Features
- TWO Parking Spaces
- Gas Central Heating
- EPC Rating C

Located in Uxbridge Town Centre just minutes from the High Street, this TWO bedroom Victorian apartment with a long lease remaining of approximately 969 years is an ideal first home or investment property.

With many original period features and spanning over 700 sq ft, the property comprises: an entrance hall with a storage cupboard, a bright and spacious 15 ft reception room with a fire place and a bay window, a modern fitted kitchen with space for appliances, a shower room, a double bedroom with fitted wardrobes, a second double bedroom with French doors leading to rear private decking

Further benefits include: gas central heating, double glazing, two off-street parking spaces and private outside space with composite decking.

Also within close proximity of Uxbridge Tube Station (Metropolitan & Piccadilly Lines) and A40/M40/M25 motorway junctions.

Viewings are strictly by appointment only.

Price: Guide Price £350,000

Tenure: Share of Freehold

Lease: Lease Term 999 years from 24 June 1995

Years Remaining: 969 Approx

Service Charge & Insurance: £170 per month

Service Charge Review: Annually

Ground Rent £NIL

Local Authority: Hillingdon

Council Tax Band: D

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

Mobile Coverage:

EE| Good outdoor

Three| Good outdoor

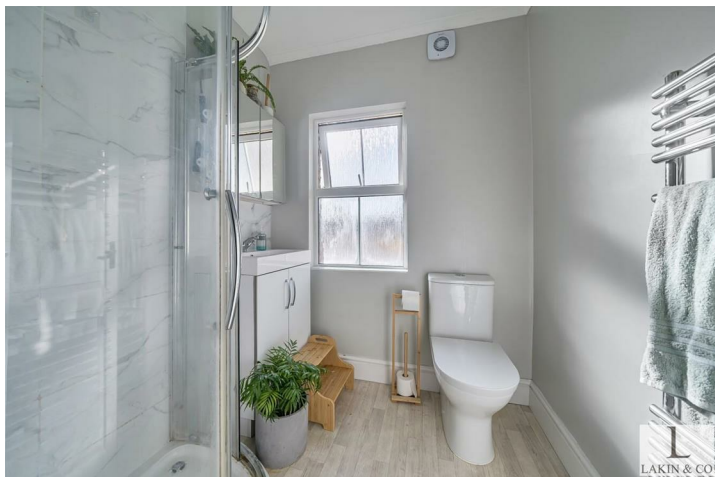
O2| Good outdoor, variable in-home

Vodafone| Good outdoor, variable in-home

*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 at <https://checker.ofcom.org.uk>







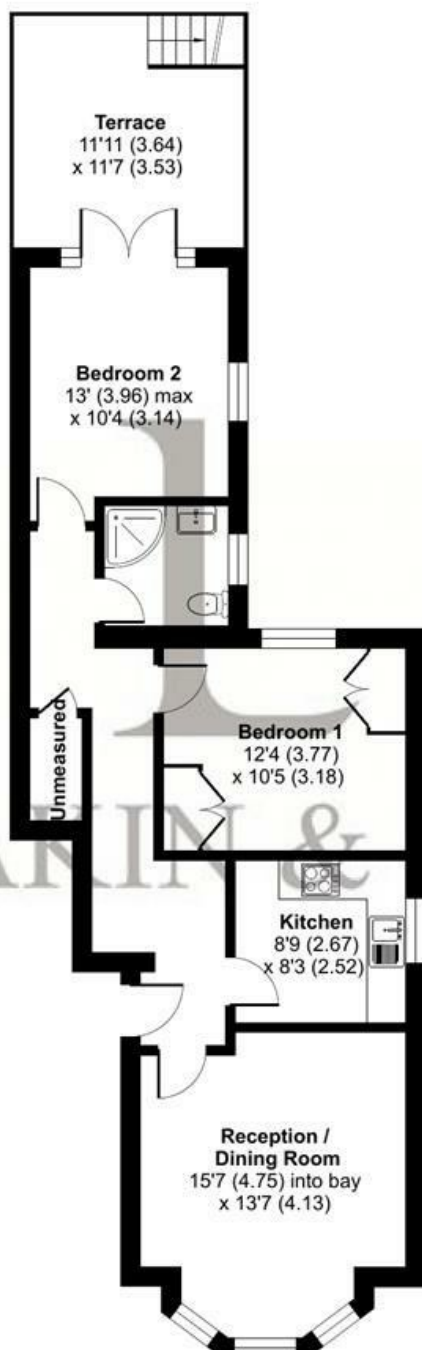
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England & Wales		
EU Directive 2002/91/EC		

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		

Harefield Road, Uxbridge, UB8

Approximate Area = 719 sq ft / 66.7 sq m

For identification only - Not to scale

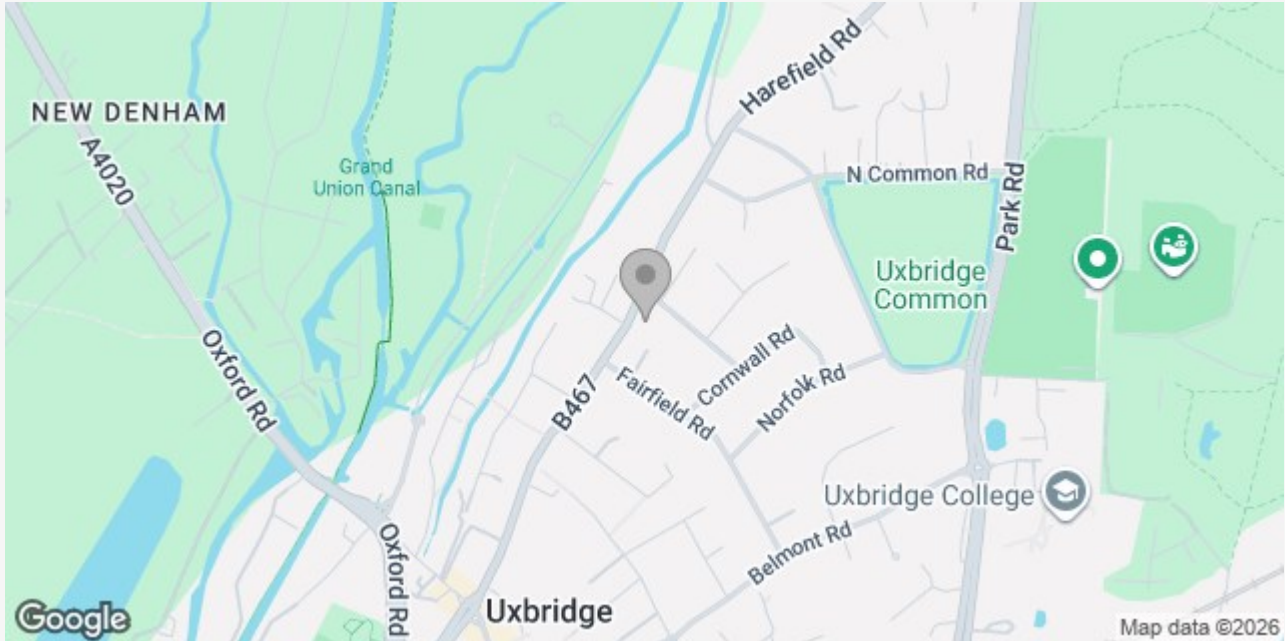


RAISED GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF:1377289

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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