

# How's Road

Uxbridge • Middlesex • UB8 2AA  
Guide Price: £170,000



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# Hows Road

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Nestled on Hows Road in Uxbridge, this spacious one bedroom ground floor apartment offers plenty of potential to enhance and modernise. The property is closeby to Uxbridge Town Centre, with excellent transport links, including the Metropolitan and Piccadilly tube lines; making commuting to London easy and efficient.

Ground floor apartment

One double bedroom

Kitchen

Approximately 420Sq.Ft

Entry Phone system

952 year lease

Residents parking

Easy access to Uxbridge Town Centre

Closeby to local amenities

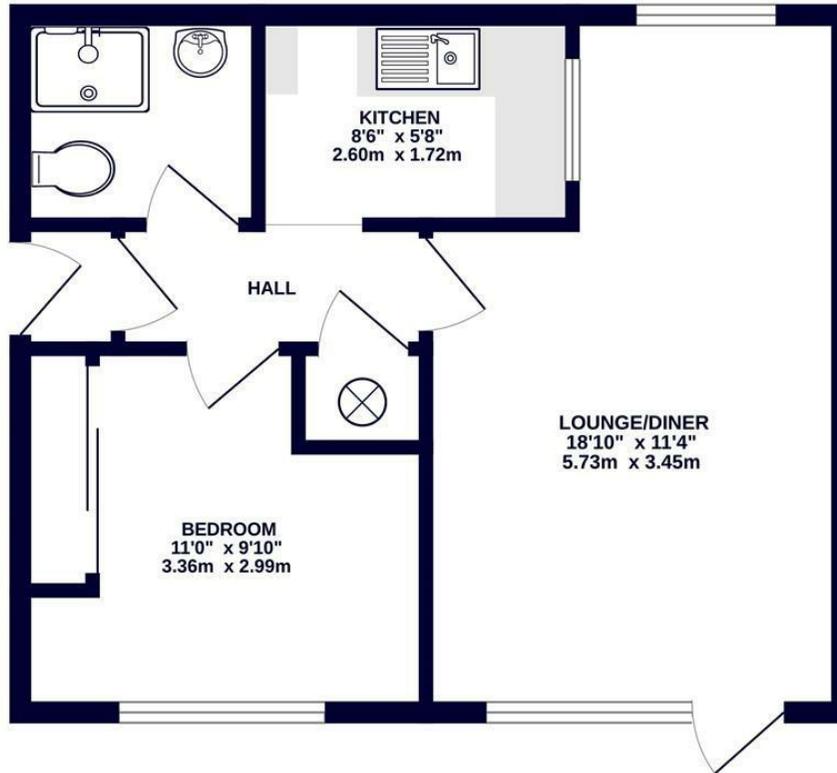
Highly regarded schools nearby

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.





GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 420 sq.ft. (39.0 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		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
England & Wales		03/03/2025	03/03/2025

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.