

# Corwell Gardens

Hillingdon • Middlesex • UB8 3JT  
Guide Price: £375,000



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A luxury two bedroom ground floor apartment situated on Corwell Gardens, a popular residential road situated close to the Harlington Road offering easy access to local shops and schools, bus/road links including the M4/M40. The property comprises a hallway with doors leading to the 22ft living room/kitchen, 15ft main bedroom with fitted wardrobes and en-suite, 15ft second bedroom with fitted wardrobes and family bathroom. Outside there is a private rear garden and allocated parking.

Two bedroom luxury apartment

Ground floor

Share of freehold

Great transport links

Close to local amenities

22ft living room/kitchen

15ft main bedroom with en-suite

15ft second bedroom

Private rear garden

Allocated parking

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.





## Property

A beautifully presented two bedroom, two bathroom luxury ground floor apartment that is situated within a small and exclusive development on a sought after road and measures approximately 772 sq ft. The property comprises a hallway with doors leading to the 22ft living room/kitchen, 15ft main bedroom with fitted wardrobes and en-suite, 15ft second bedroom with fitted wardrobes and family bathroom.

## Location

Corwell Gardens is a popular residential road situated close to the Harlington Road offering easy access to local shops and schools, bus/road links including the M4/M40 with its links to London and the Home Counties along with Stockley Park and Heathrow Airport. Uxbridge town centre with its multitude of shops, bars, restaurants and Metropolitan/Piccadilly line station is a short drive away.

## Outside

The rear of the property benefits from allocated parking and a private rear garden.



#### Schools:

Rosedale Primary School 0.5 miles  
 Hewens Primary School 0.6 miles  
 De Salis Studio College 0.6 miles



#### Train:

Hayes & Harlington station 1.4 miles  
 West Drayton station 1.5 miles  
 Hillingdon station 2.4 miles



#### Car:

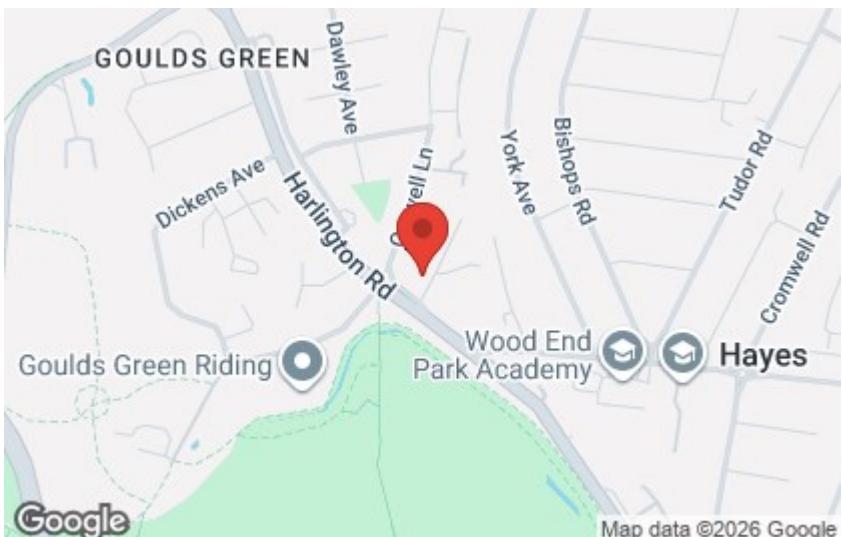
M4, A40, M25, M40



#### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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GROUND FLOOR  
772 sq.ft. (71.8 sq.m.) approx.



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99-100 A	84
90-91 B	84
80-81 C	84
70-79 D	84
60-59 E	84
50-49 F	84
40-39 G	84
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

TOTAL FLOOR AREA: 772 sq.ft. (71.8 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and not guaranteed. No liability is taken for any error, omission or misdescription. 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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