LAKIN & CO

2 Bedroom Flat | 1 Bathroom | 1 Reception

Harefield Road, Uxbridge UB8 1PL

Guide Price £350,000









- 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

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

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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





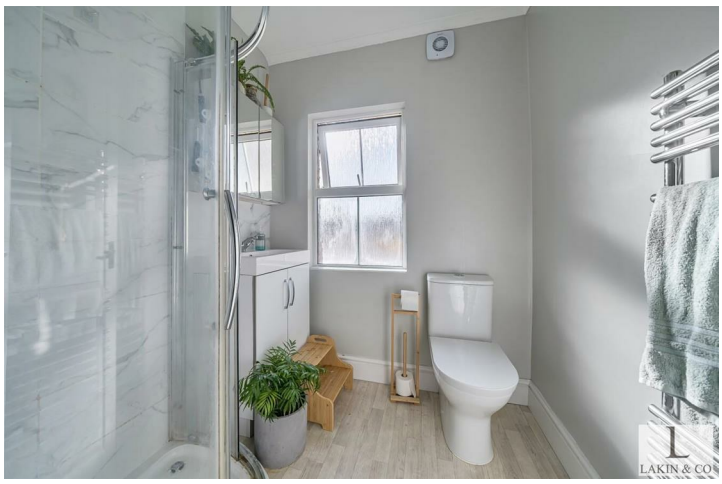


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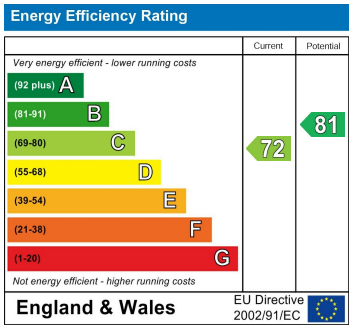
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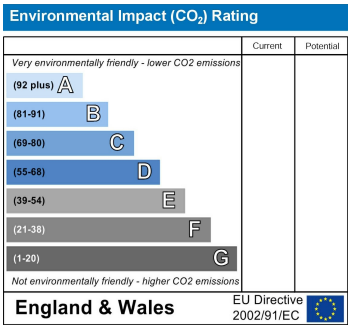
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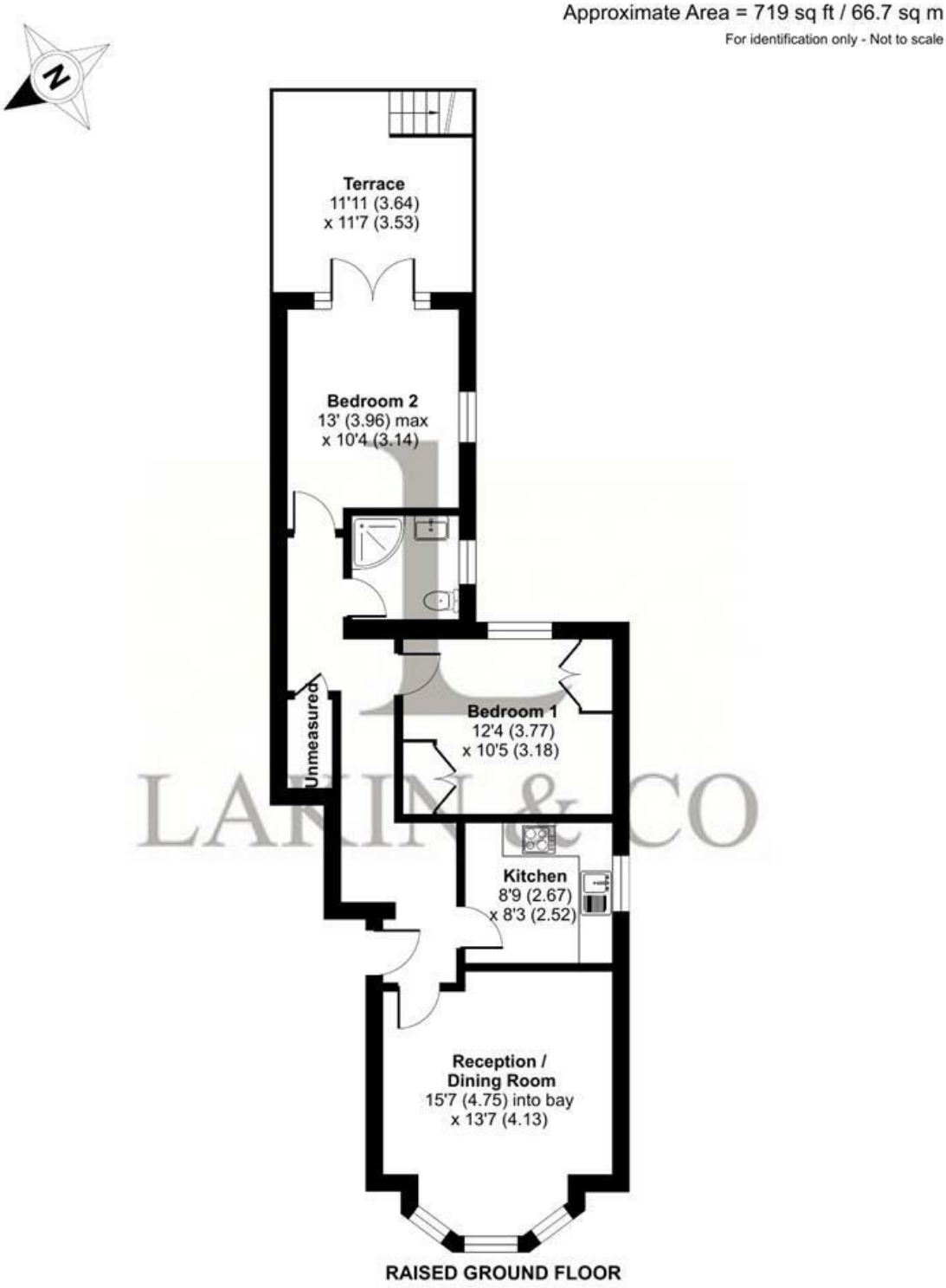
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Harefield Road, Uxbridge, UB8

Approximate Area = 719 sq ft / 66.7 sq m

For identification only - Not to scale



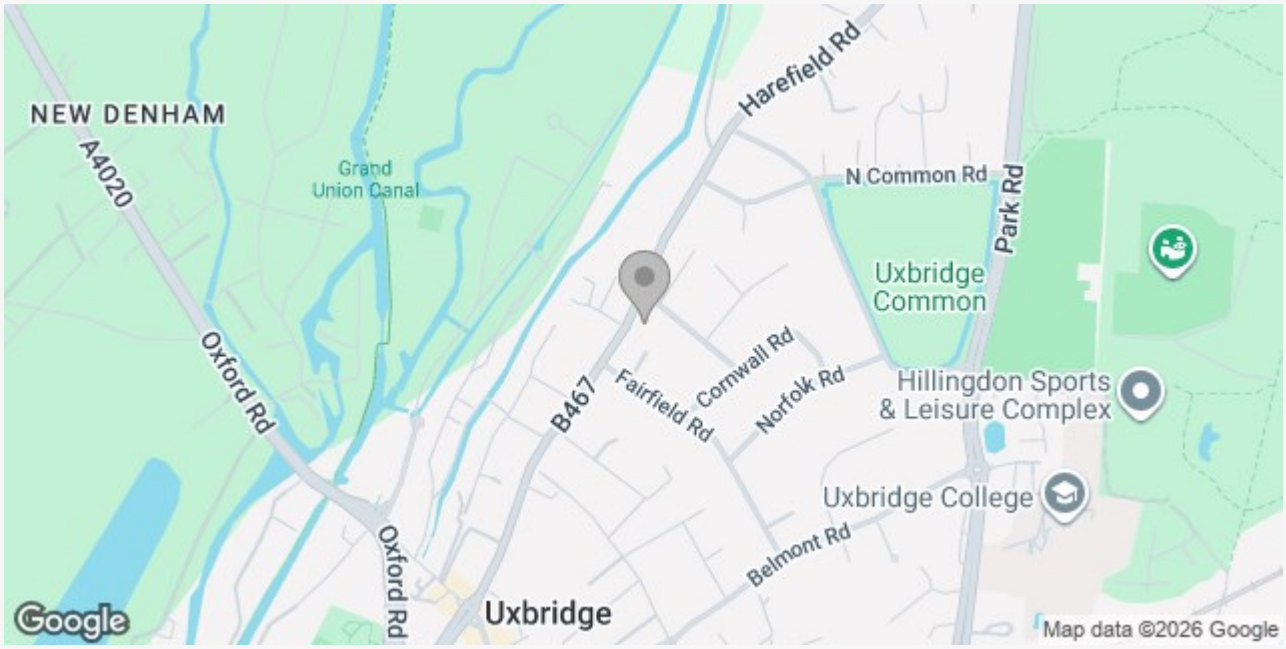
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Lakin & Co. REF:1377289

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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rightmove Zoopla.co.uk PrimeLocation.com homes24.co.uk Homes & Property

LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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