

# Robins Close

Uxbridge • Middlesex • UB8 2LF

Guide Price: £170,000



coopers  
est 1986

# Robins Close

Uxbridge • Middlesex • UB8 2LF

This property is offered for sale by auction, in partnership with SmartPropertyAuctions.co.uk.

Pre-auction offers are welcomed; please contact our office for details. The purchaser will be required to pay a Buyer's Premium upon exchange of contracts. This premium is £5,000, inclusive of VAT, and is payable in all circumstances, including where the property is sold prior to the auction.

\*Auction scheduled for 13th April 2026\*

One bedroom Apartment

One bathroom

Second floor

Quiet Location

Allocated Parking Space

Entry Phone System

Close to local Amenities

EPC C

Council tax band C

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**

Discover this bright, 431sqft second floor, one bedroom apartment. The home comes with an allocated parking space, a secure entry phone system, a well equipped kitchen, and a spacious living area and bedroom flooded with natural light. A modern bathroom and beautifully maintained communal gardens complete the package. With an EPC C rating which indicates solid energy performance and Council Tax Band C. Perfect for first time buyers, commuters, or investors seeking a balance of peace and connectivity.

### **Location**

Robins Close is a quiet, secure residential cul-de-sac ideally positioned near a range of local amenities. You'll find Hillingdon Hospital, Brunel University, and Stockley Park Business Park all within easy reach. Well connected by both road and bus, the location provides seamless access to Heathrow Airport, the M4, and the M25. West Drayton town centre which is a 10-minute drive away, offers a variety of shops, restaurants, and the Elizabeth line at West Drayton train station. Additionally, Uxbridge town centre is within easy reach, offering even more extensive shopping options and transport links.

### **Outside**

There is parking available at the front of the building, and the apartment is surrounded by well maintained communal gardens, with pleasant walking paths along the Grand Union Canal.



### Schools:

Cowley St Laurence CofE Primary school 0.2 Miles  
Rabbsfarm Primary School 0.6 miles  
Uxbridge High School 1.0 Miles



### Train:

West Drayton 1.2 miles  
Iver 1.5 miles  
Uxbridge 1.5 miles



### Car:

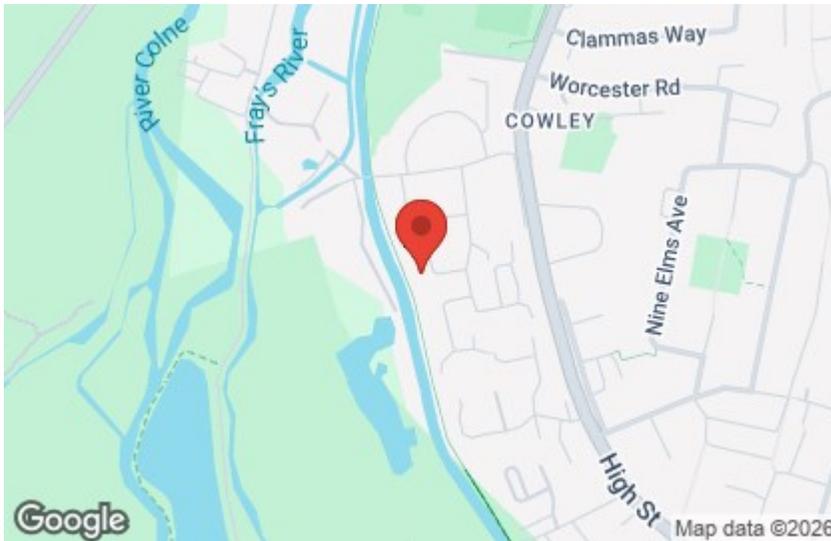
M4, A40, M25, M40



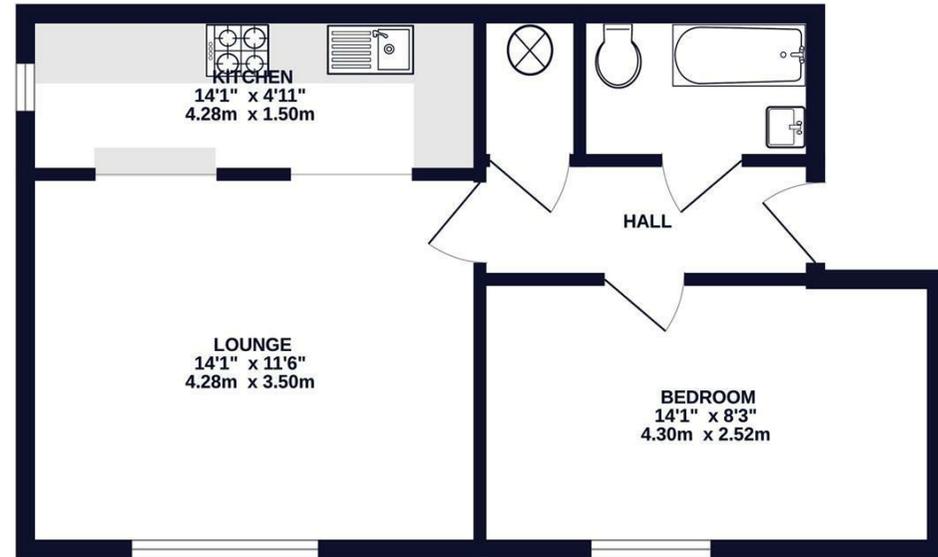
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



## SECOND FLOOR 431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.1 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			
Very good (A)	E		
Good (B)	D		
Decent (C)	C	75	75
Needs work (D)	B		
Not very energy efficient - higher running costs	A		
Very poor (G)	F		
Very poor (G)	E		
Very poor (G)	D		
Very poor (G)	C		
Very poor (G)	B		
Very poor (G)	A		
Not energy efficient - higher running costs			
England & Wales			
EPC Directive 2002/91/EC			

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.