

# Morton Close

Hillingdon • London • UB8 3WR

Guide Price: £310,000



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est 1986

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An immaculately presented two-bedroom apartment, set within a highly sought-after gated development on Morton Close. Perfectly positioned for convenience, the property is just moments from local shops, reputable schools, and excellent transport links, with Uxbridge Town Centre only a mile away, offering a vibrant mix of shopping, dining, and direct access to the Metropolitan and Piccadilly lines.

This stunning home comprises a 17ft living room, 10ft kitchen, 11ft main bedroom with fitted wardrobes, 10ft second bedroom with fitted wardrobes and family bathroom.

Further enhancing its appeal, the property benefits from a Worcester boiler system with Hive heating control, as well as double glazed windows and external security cameras for additional safety.

Externally, the property offers allocated parking and well-maintained communal gardens.

A superb first-time purchase or investment opportunity!

Two bedroom apartment

Ground floor

Gated development

Great transport links

17ft living room

10ft kitchen

11ft main bedroom with fitted wardrobes

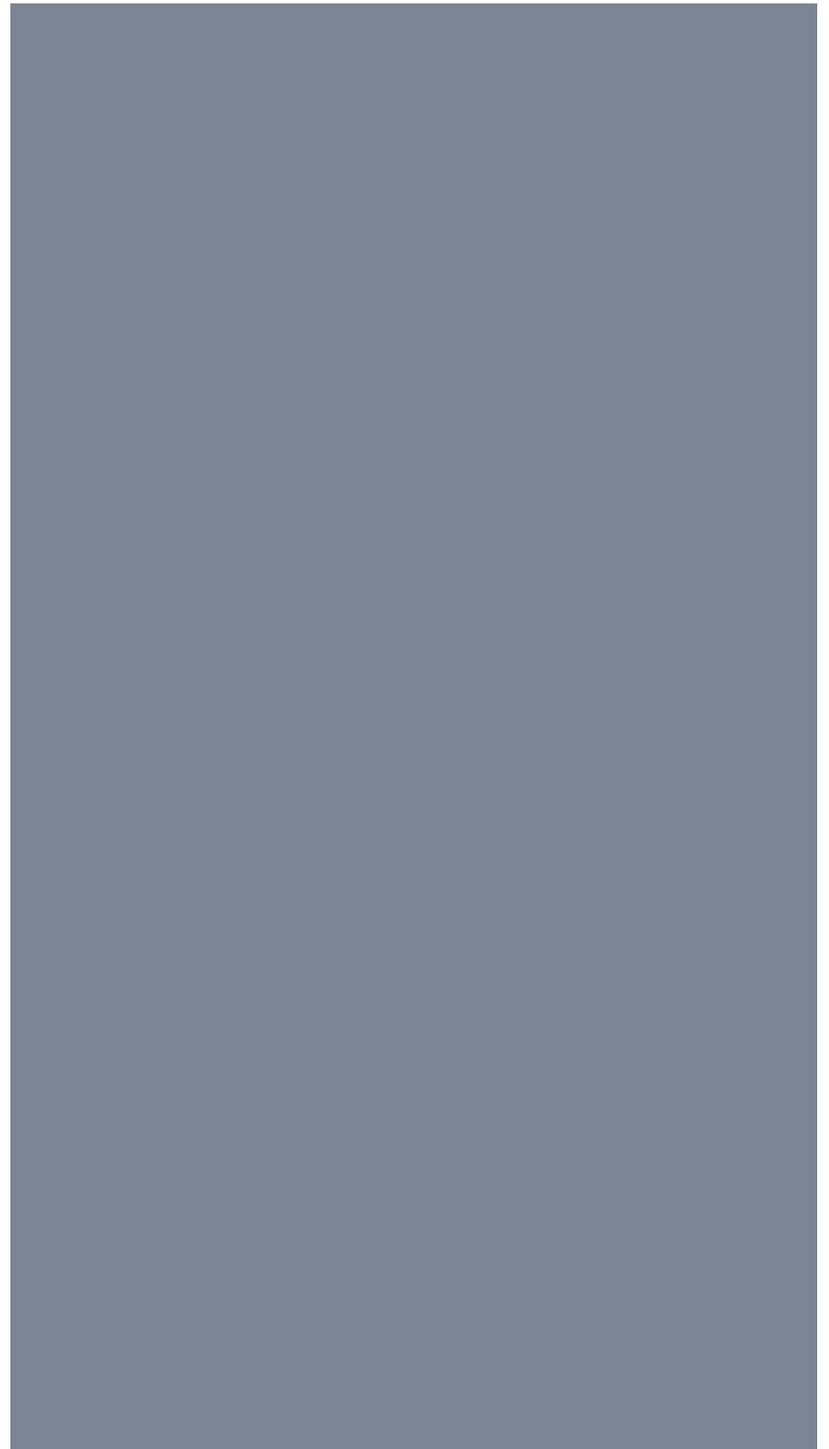
10ft second bedroom with fitted wardrobes

Allocated parking

Communal gardens

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.







Schools:



Train:



Car:

M4, A40, M25, M40



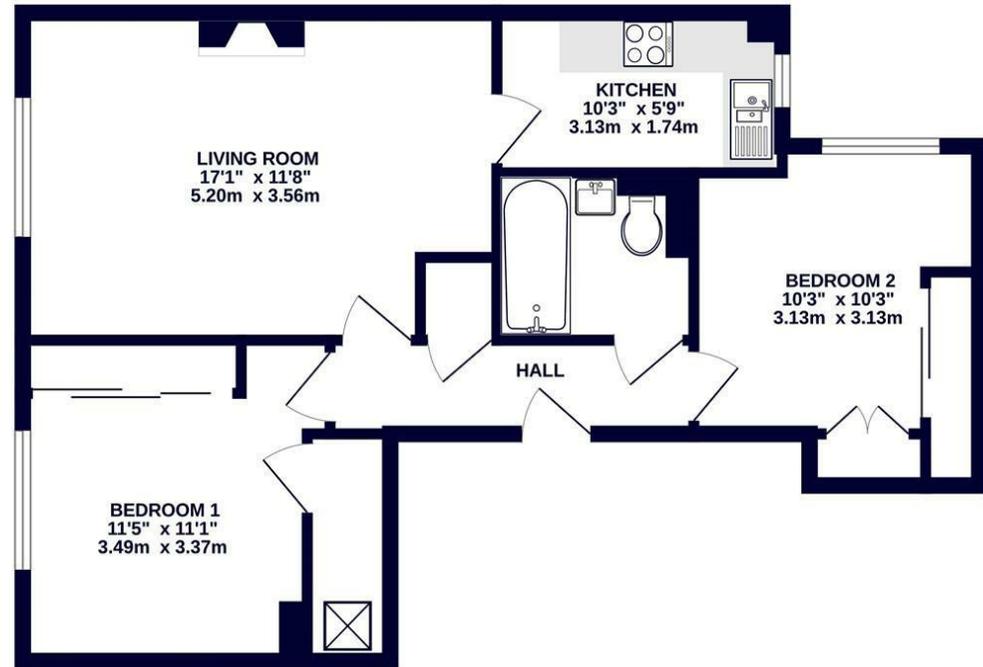
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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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01895 230 103

109 Hillingdon Hill, Hillingdon Village,  
Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

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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	77	77
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		

England & Wales  
EPC Greenhouse Gas Rating  
2022/01/01

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.