

Halifax House

Hillingdon • Middlesex • UB10 0FZ

Guide Price: £335,000



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A ground floor floor, one bedroom apartment situated on Partridge close, just off of Vine Lane a most sought after road in North Hillingdon. There are well regarded schools in close proximity and a number of recreational facilities. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties. The property comprises 17ft living room, 9ft kitchen, 13ft bedroom with fitted wardrobes and family bathroom. Outside, the property benefits from allocated parking and a private rear garden with an 11ft garden office.

One bedroom apartment

Ground floor

Sought after location

St Andrews Development

17ft living room

9ft kitchen

13ft bedroom with fitted wardrobes

11ft garden office

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.

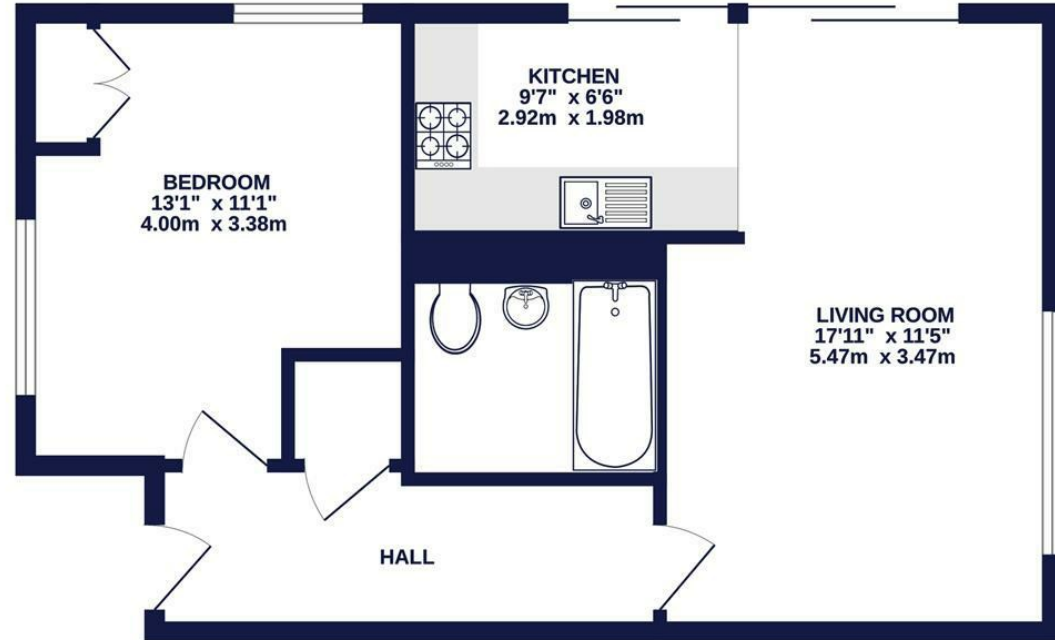




OUTBUILDING
106 sq.ft. (9.9 sq.m.) approx.



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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
Buy energy efficient - lower running costs			
Buy new	A		
000-40	B		
40-45	C		
45-50	D		
50-55	E		
55-60	F		
60-65	G		
Not energy efficient - higher running costs			
England & Wales		73	73
EU 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.