

Dalloway House

Uxbridge • Middlesex • UB8 1GZ

Guide Price: £375,000



coopers
est 1986

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Dalloway House is a stunning apartment located on the fourth floor of this modern development in the heart of Uxbridge. Boasting 767 sq.ft. of beautifully designed living space, this property offers a perfect blend of style, comfort, and convenience. With a spacious open-plan kitchen/living area, two generously sized bedrooms, and a private balcony, this home is ideal for first time buyers, professionals, or investors alike.

Two double bedroom luxury apartment

Fourth floor

Lift access

Large balcony

Two modern bathrooms

Open plan living/kitchen area

767 sq.ft

Great transport links within walking distance

Gated development

Located in the heart of Uxbridge

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.





Location

Located in the heart of Uxbridge town centre, these apartments offer unparalleled convenience. Uxbridge Underground Station, serving the Metropolitan and Piccadilly lines, is just a 30-second walk away, along with a wide range of local amenities. The nearby Intu Uxbridge and The Pavilions shopping centres provide an array of retail outlets, dining options, and bars. For outdoor enthusiasts, Uxbridge Common is within easy reach, while Uxbridge College, Hillingdon Fitness & Leisure Centre, and Brunel University are also close by. Excellent transport links, including easy access to the A40 and M25, ensure seamless travel to Central London.

Property

The apartment consists of a large welcoming hallway taking you down to the open plan living room/kitchen. This is a bright and spacious area featuring modern kitchen units, slimline quartz worktops, integrated appliances including oven, induction hob, extractor hood, fridge freezer, dishwasher, and microwave. Large windows and access to the private balcony providing ample natural light. There is a master bedroom with ample space for wardrobes and furniture, and the second bedroom is equally well portioned. Completing this apartment is the modern bathroom featuring contemporary white sanitary ware, vanity unit under sink, paneled bath with a full height shower.

Outside

Access to Dalloway House is secured by a gated entry system with an intercom and CCTV monitoring the front door for added safety and peace of mind. The property includes a cycle storage area and a communal refuse store with designated recycling bins.



Schools:

The John Locke Academy 0.7 mile
Hermitage Primary School Uxbridge 0.6 miles
Brunel University 1.0 miles



Train:

Uxbridge Station 0.2 miles
Hillingdon Station 2.1 miles
Ickenham Station 3.0 miles



Car:

M4, A40, M25, M40



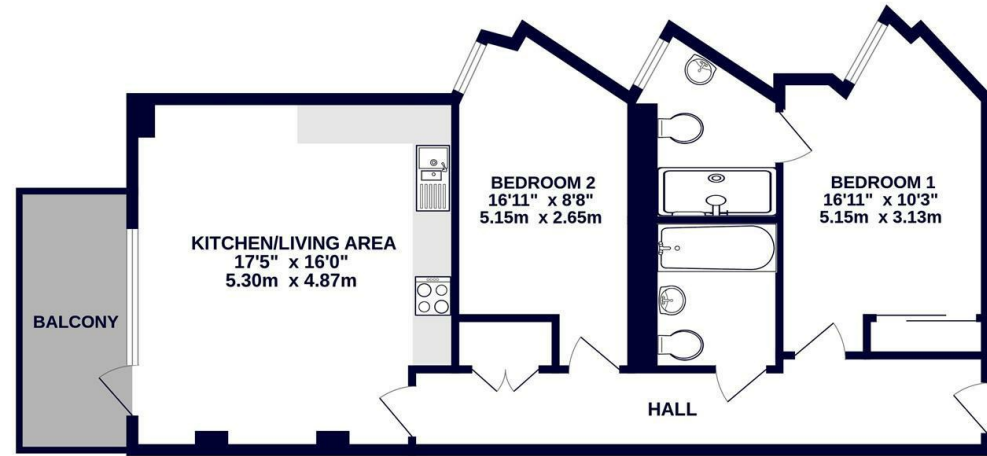
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



4TH FLOOR 767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.2 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			
A	E	85	85
B	F		
C	G		
D			
E			
F			
G			
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.