



## Windsor Street, Uxbridge, UB8 1SB

- Superb second floor apartment
- No onward chain
- Corner position
- Landmark building
- Town centre location
- Very well presented
- Light filled modern interiors
- Lift to all floors

**Asking Price £240,000**

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

**Description**

A stylish corner apartment offering bright, light-filled interiors. Featuring an impressive open-plan living space, a sleek integrated kitchen, double bedroom, and contemporary shower room. Ideally located within easy reach of the town centre and tube station.

**Accommodation**

The accommodation is beautifully arranged. At its heart lies an exceptional, light-filled living space, positioned on a desirable corner of the building and enhanced by three large windows that flood the room with natural light.

The contemporary kitchen is thoughtfully designed with sleek handle-less units, elegant stone worktops, and a full range of integrated appliances including an oven, induction hob, dishwasher, and refrigerator. There is also a built in storage/utility cupboard.

The apartment offers a well-proportioned double bedroom, while the stylish shower room is finished to a high standard, comprising a spacious walk-in shower with thermostatic control, a vanity basin with a single-lever tap, shaver socket, heated towel rail, and partially tiled walls.

**Situation**

Positioned just a few minutes walk from Uxbridge station with its Metropolitan and Piccadilly line services to the heart of the capital. Baker Street can be reached in as little as 36 minutes. Air travellers will appreciate the close proximity of Heathrow, less than 6 miles away, while the A40, M40 and M25 are just a few minutes drive away.

**Terms and notification of sale**

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Lease term: 145 Years

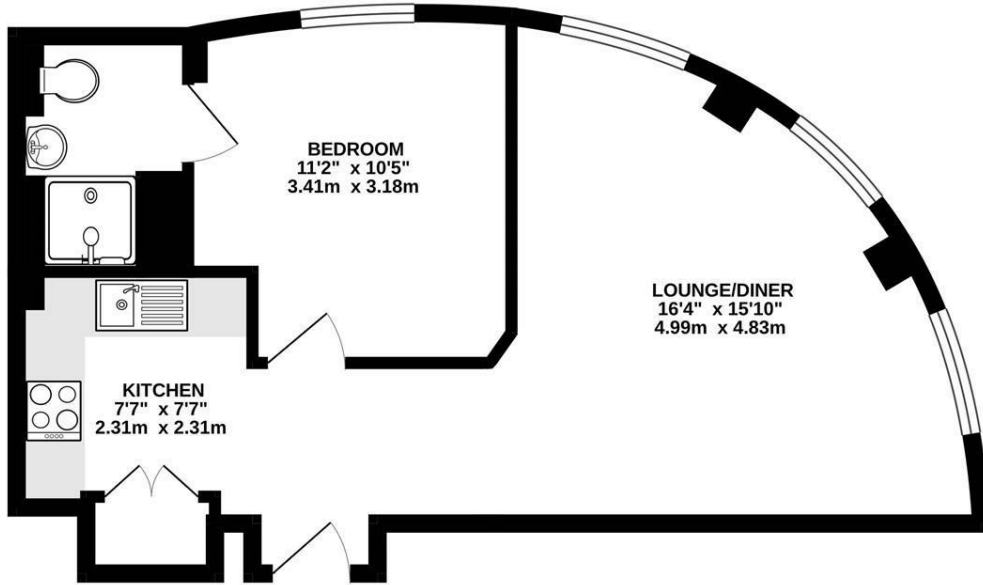
Service charge: £1,442.00 per annum

Ground rent: £280 per annum

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

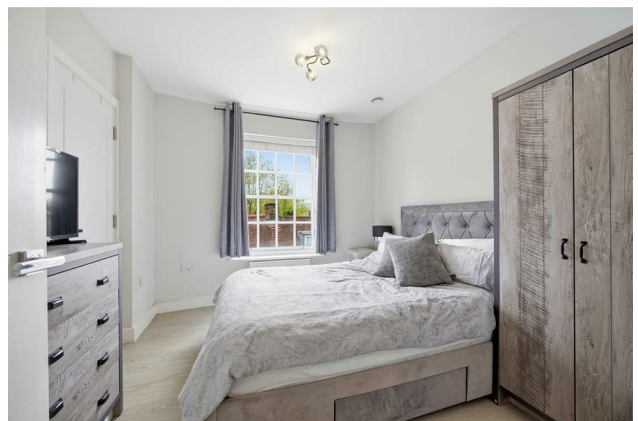
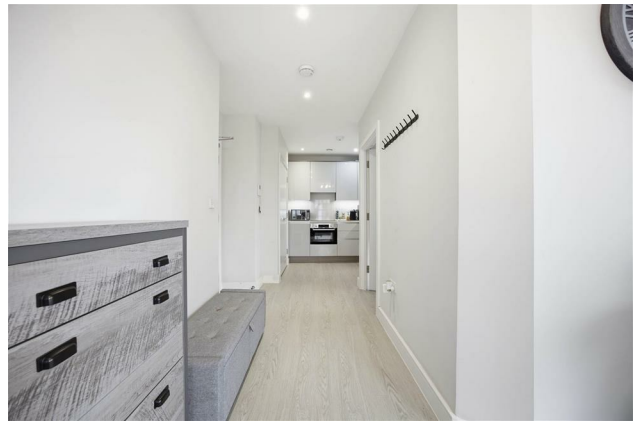
2ND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 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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