



- Two Bedrooms
- Allocated Parking Space
- Long Lease
- Balcony
- Gas Central Heating

- First Floor
- No Upper Chain
- Walking Distance Of Uxbridge Town Centre
- Double Glazing
- EPC Rating B

A large TWO bedroom first floor apartment situated in a popular development within walking distance of Uxbridge Town Centre offered to the market with NO UPPER CHAIN.

Briefly comprising; entrance hall with a large storage cupboard, two double bedrooms both with fitted wardrobes, modern fitted white suite bathroom, large lounge with doors leading to private balcony and a modern fitted kitchen.

Further benefits include: a long lease, video entry phone system, allocated parking, visitor bays, landscaped communal gardens, close to Uxbridge town centre, double glazing and gas central heating.

Keith Park Road is situated off Honeycroft Hill, within easy reach of Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station. For the commuter the A40/M40 is also close by, as well as Hillingdon Hospital, Brunel University and Heathrow Airport. Green flag award winner Dowding Park and the well regarded John Locke Academy a short walk away.

Price: Guide Price £315,000

Tenure: Leasehold

Lease Remaining: 110 years approx.

Service Charge: £1,814.88 p.a approx

Ground Rent: £250 p.a approx.

Local Authority: Hillingdon

Council Tax Band: C

Broadband type: Up to: Ultrafast 1,800 Mbps d/l 200 Mbps u/l

Mobile Coverage (Indoor):

EE- Good outdoor & in home

Three- Good outdoor & variable in home

O2- Good outdoor & in home

Vodafone- Good outdoor & variable in home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

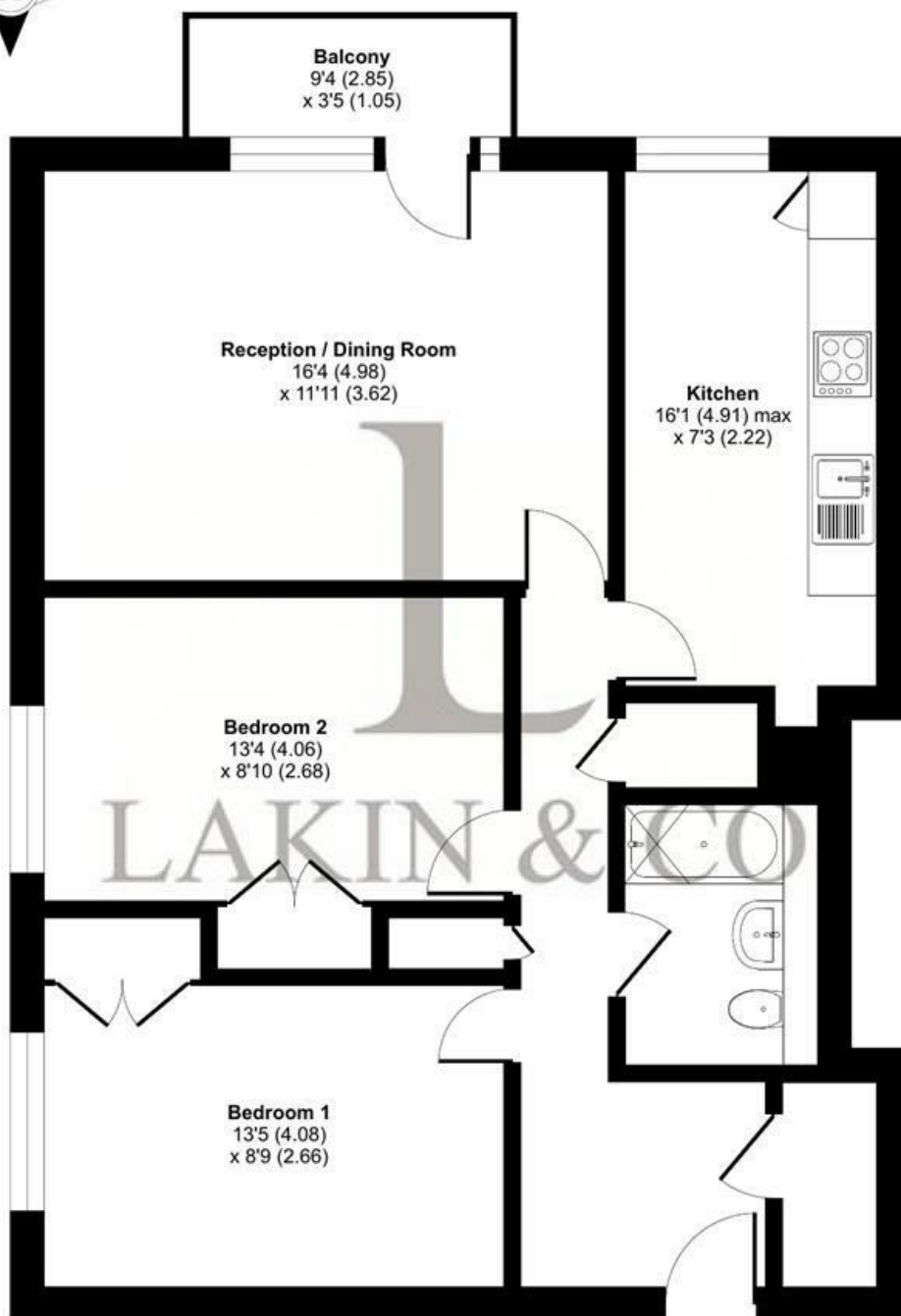
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Keith Park Road, Uxbridge, UB10

Approximate Area = 760 sq ft / 70.6 sq m

For identification only - Not to scale

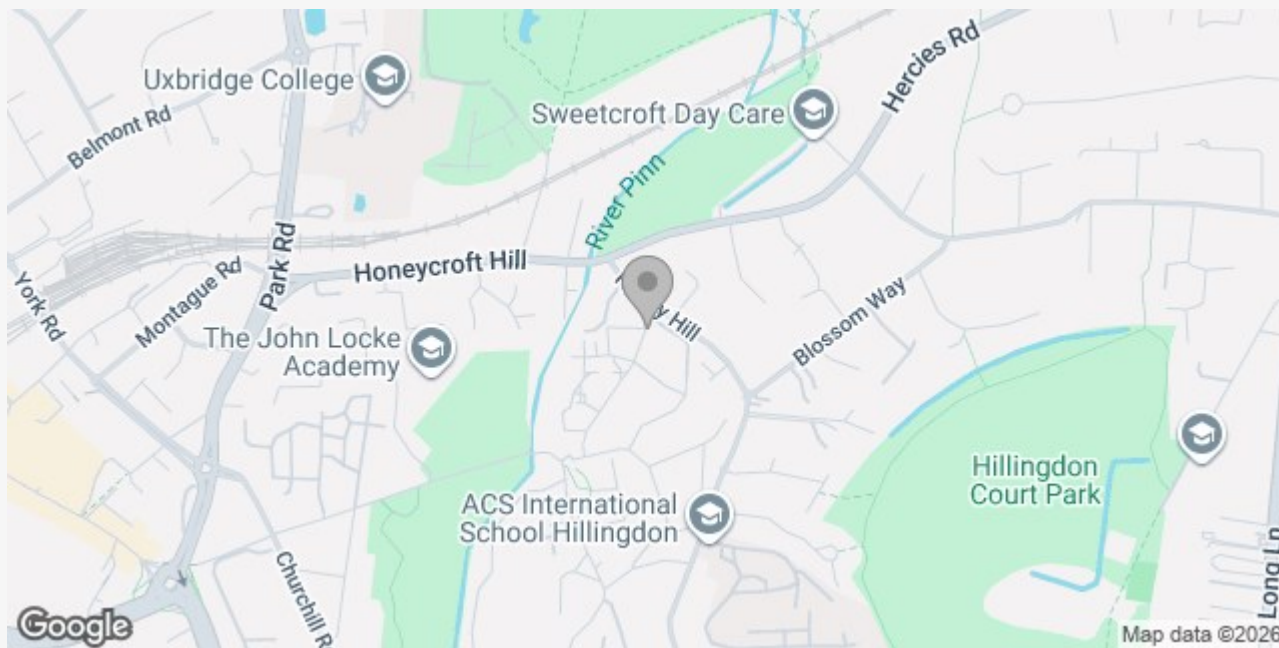


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lakin & Co. REF: 1470453

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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