

# Long Lane

Hillingdon • Middlesex • UB10 9EW  
Offers In Excess Of: £318,500



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A one bedroom showroom apartment located in the sought-after gated development of Westgate Court on Long Lane, a desirable area in Hillingdon within walking distance of local shops and Hillingdon's Metropolitan/Piccadilly line train station. Accessed through a communal entryphone system into a shared hallway, the property features a spacious entrance hallway leading to a 27-foot kitchen/living room, a utility/store, a 14-foot bedroom, and a family bathroom. Outside, the property benefits from allocated parking and a private terrace.

One bedroom apartment

Ground floor

Recently built

Gated development

27ft kitchen/living room

Utility store

14ft bedroom

Showroom

Private terrace

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.





### Property

A luxury one bedroom apartment situated within a modern, sought after, gated development that is just a short walk from Hillingdon tube station. The property is accessed via a communal entryphone system that leads into a communal hallway. The property comprises spacious entrance hallway with doors leading to the 27ft kitchen/living room, utility/store, 14ft bedroom and family bathroom.

### Outside

The property includes an allocated parking space, a private terrace, and access to communal gardens.

### Location

Westgate Court, Long Lane is one of Hillingdon's most sought after locations, offering access to a number of local amenities including local shops, doctors, hairdressers and opticians. Hillingdon's Metropolitan/Piccadilly line train station (5 minute walk) will take you to central London within 35 minutes. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre with its multitude of shopping facilities, bars and restaurants.





### Schools:

Oak Farm Infant School 0.3 miles  
Swakeleys School for Girls 0.7 miles  
Vyners School 0.8 miles



### Train:

Hillingdon Station 0.3 miles  
Ickenham Station 1.0 miles  
Uxbridge Station 1.0 miles



### Car:

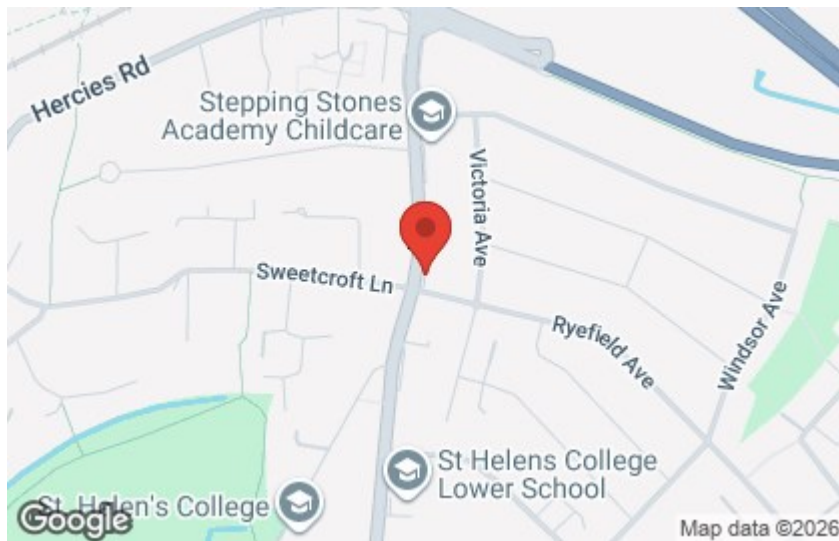
M4, A40, M25, M40



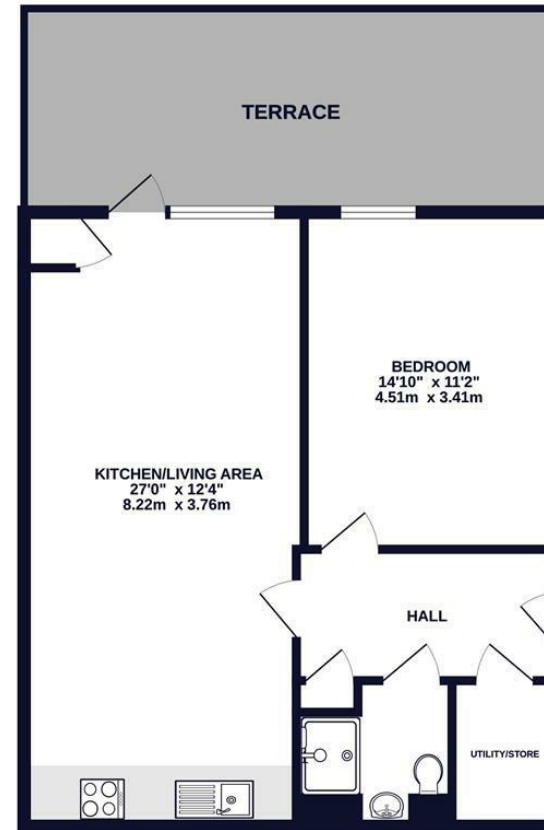
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.5 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	84	84
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 Standard  
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.