



- Studio Flat
- Good Condition Throughout
- Electric Heating
- Low Maintenance Fees
- Viewing By Appointment

- First Floor
- Allocated Parking
- Great Location
- Double Glazing
- EPC Rating C


Lakin & co are pleased to offer this rarely available first floor studio flat to the market. Offered in good order throughout and situated on a residential cul-de-sac in Hillingdon within easy reach of Hillingdon Hospital, Brunel University, Heathrow Airport & Uxbridge town centre.


The property briefly comprises; entrance hallway with door opening up in to an open plan kitchen/lounge with space for dining table, separate bedroom area and modern fitted bathroom. Benefits include, allocated parking, double glazing & electric heating.

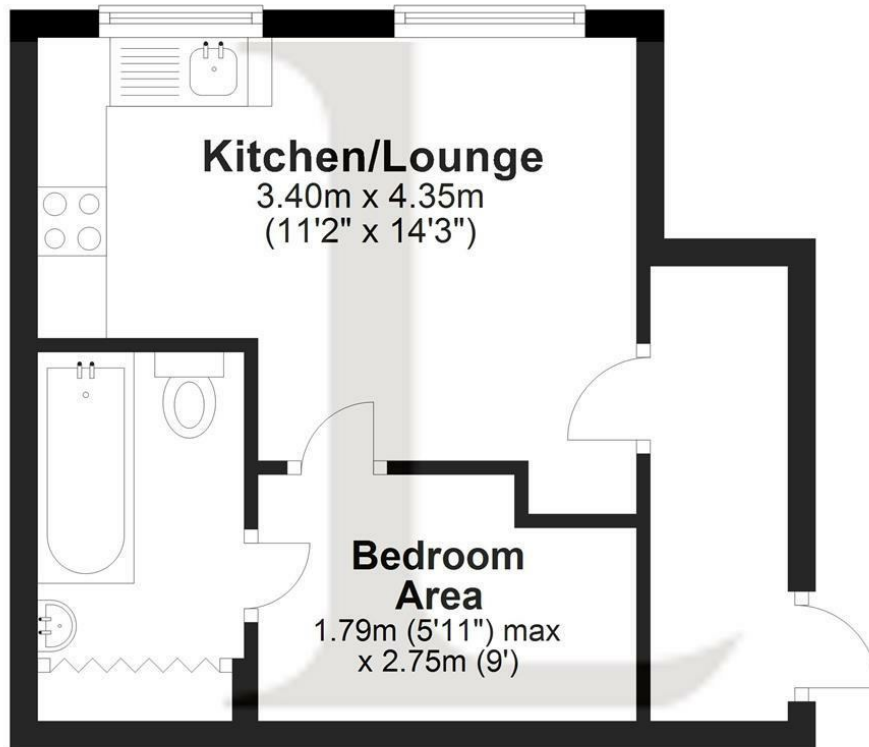
Hindhead Close is situated on a quiet cul-de-sac off of Lees Road in Hillingdon offering easy access to bus/road links including the M40 with its links to London and the Home Counties. Hillingdon hospital, Stockley Park, Brunel University and Heathrow Airport are also within close proximity. Uxbridge town centre with its multitude of shops, bars, restaurants and Metropolitan/Piccadilly line station is a short drive away.

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.

Disclaimer:
These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

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		
	79	83
	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		
	EU Directive 2002/91/EC 	



First Floor

Approx. 25.2 sq. metres (271.7 sq. feet)

Total area: approx. 25.2 sq. metres (271.7 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

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.



LAKIN & CO – YOUR LOCAL ESTATE AGENT

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Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.