



- TWO Bedrooms
- Large Private Rear Garden
- Stunning Condition
- Recently Refurbished
- Approx 775 Sq Ft

- Ground Floor
- Garage And Parking
- Conveniently Situated
- Uxbridge Underground Station Nearby
- EPC Rating C

A Stunning TWO Bedroom Ground Floor Maisonette, located within close proximity to transport links, excellent schools and Heathrow Airport.

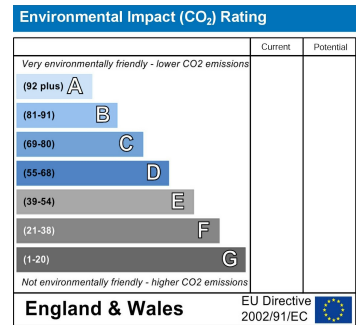
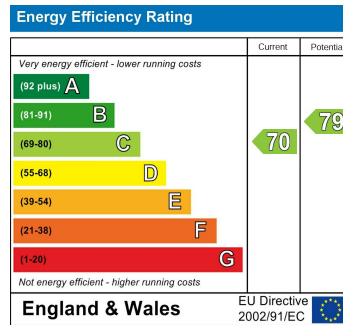
This property has been finished to a very high standard internally and benefits from a large south facing private rear garden, spacious room dimensions and a long lease. The maisonette has an abundance of usable space and would suit someone looking to get on the property ladder, to downsize or as an investment to rent out, if you were looking to rent it out you would achieve circa £1350 per calendar month giving you a yield of circa 4.8%

Briefly comprising; entrance hallway with doors leading to a large lounge/diner with access to private garden, modern fitted kitchen with wall and base units, master bedroom, second bedroom and a well presented family bathroom. Benefiting from; rear garage with parking, outside storage space, own front door, double glazing & gas central heating.

The property is situated in the picturesque Hillingdon Hill which is close by to Uxbridge town centre that offers access to two shopping centres, restaurants, bars, coffee shops and supermarkets. It also houses the Metropolitan/Piccadilly lines which get you in to London within the hour. For motorist the M/A40 and M25 are within a short drive. Heathrow airport is a 12 minute drive away, and Hillingdon Hospital can be reached in under 5 minutes.

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.

Price: £365,000
 Tenure Leasehold - 125 years lease (approx)
 £nil service charge per annum (approx) as lease was renewed the service charge is removed & to our knowledge there is no review date
 £250 PA Ground rent (approx)
 Ground Rent Review Date: every 15 years from 24th June 2020



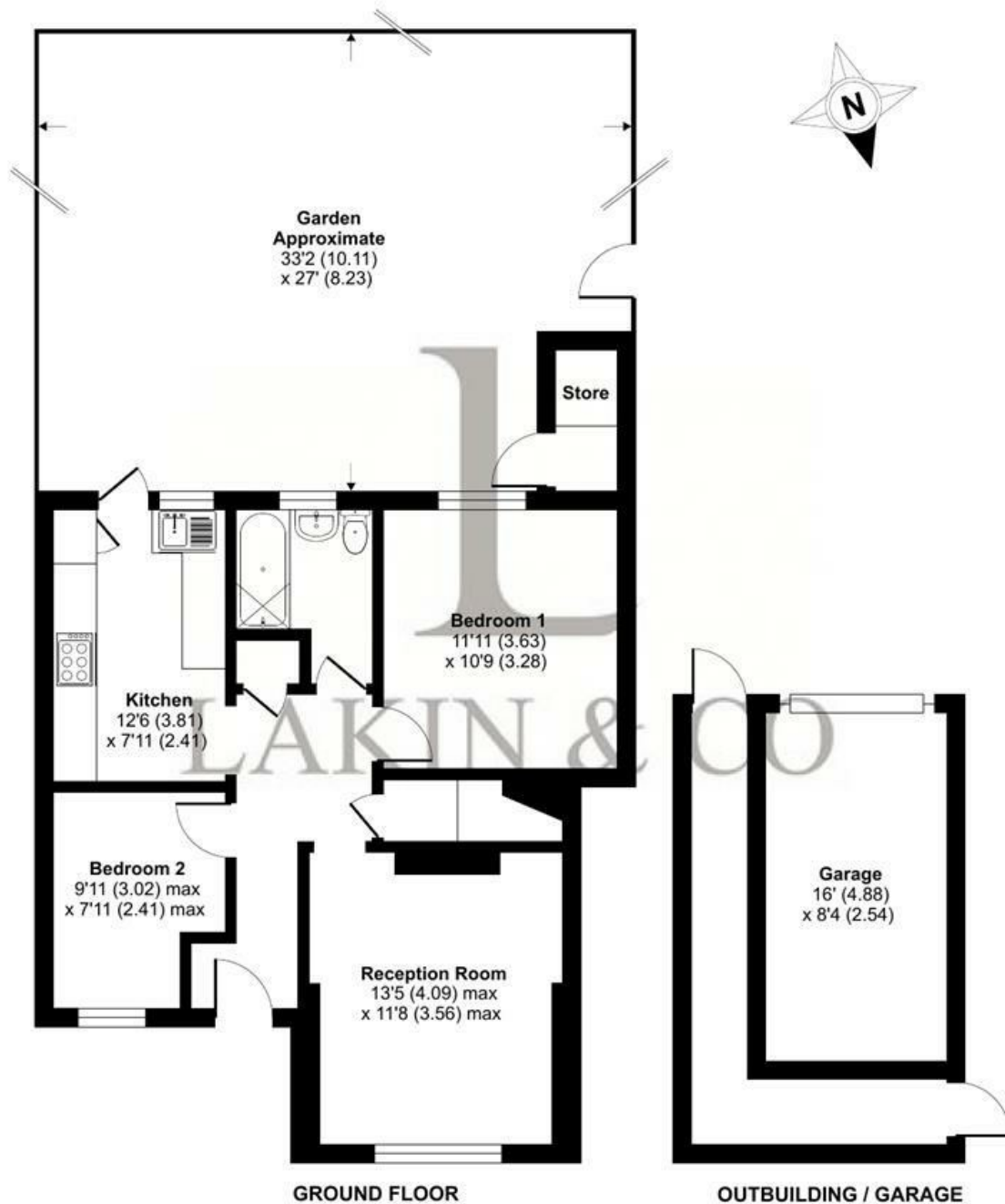
Hillingdon Hill, Uxbridge, UB10

Approximate Area = 772 sq ft / 72 sq m (includes garage)

Outbuilding = 97 sq ft / 9 sq m

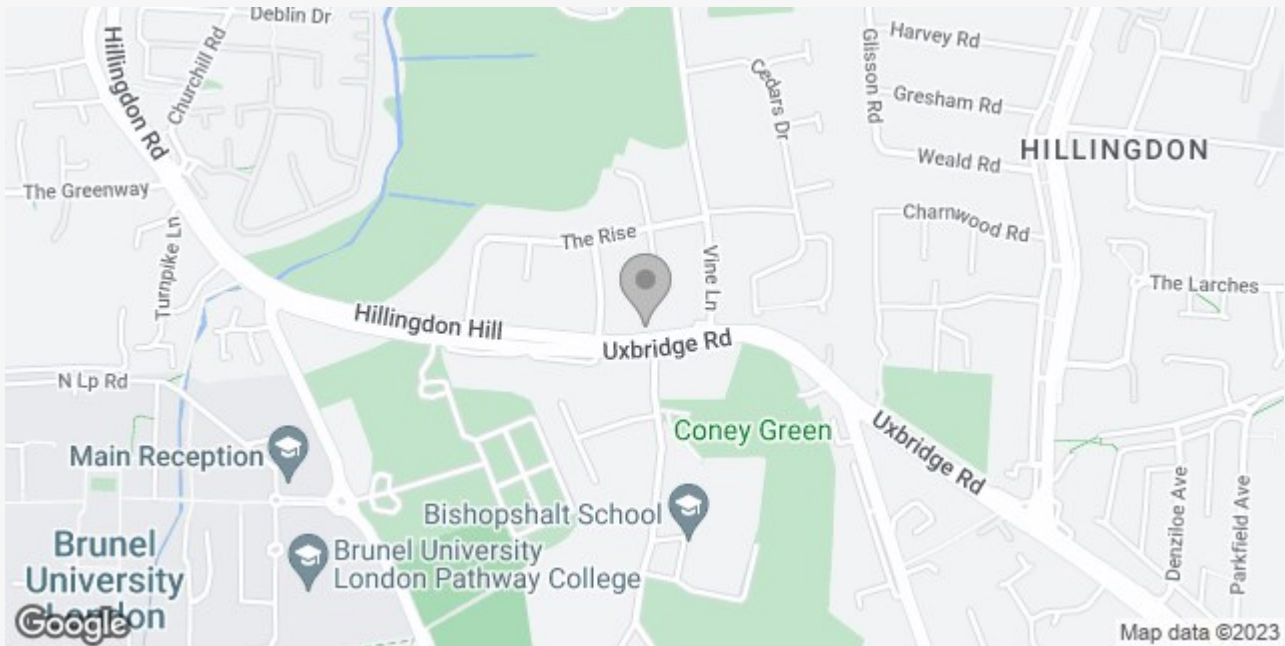
Total = 869 sq ft / 81 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nischecom 2022. Produced for Lakin & Co. REF: 858654

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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