



- Two Bedrooms
- Uxbridge Town Centre Location
- No Upper Chain
- Recently Refurbished
- Lots Of Internal Space

- Split Level Maisonette
- Private Garden
- Potential Rental Yield of 4.9%
- Bespoke Under Stairs Storage
- EPC Rating C

This TWO Bedroom split-level maisonette with private garden is the perfect addition to any portfolio, or first time purchase, and is within walking distance to Uxbridge Town Centre and Underground Station, it has bright and airy interiors, and offers more space than you can usually find at this price point, with the added bonus of No Upper Chain.

List of improvements the current owner has made:

- Newly renovated modern kitchen with new dishwasher, all appliances can be included also new internal wall insulation and sound proofing
- Entire house has been rewired and replumbed, new taps, toilets, sinks, smart meter, electric box, extra sockets throughout.
- Newly refurbished white suite bathroom and downstairs W.C.
- Bespoke under stair storage with pull out cupboards and extra built in storage throughout.
- Private garden with raised gardening beds (can be returned to grass lawn with ease) and privacy fence. Storage shed will be included.

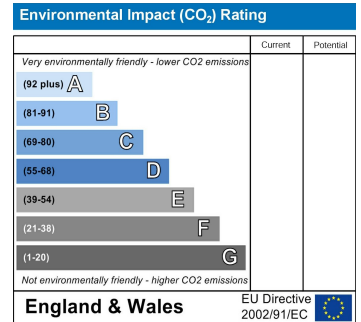
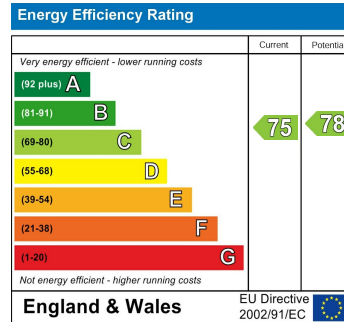
Situated on Barnsfield Place, a residential road within walking distance of Uxbridge Town Centre which offers a wide variety of restaurants, coffee shops, supermarkets and has access to two shopping centres. There is also access to Uxbridge train station which houses the Metropolitan/Piccadilly lines which get you into London within the hour. For families there are a number of highly regarded primary and secondary schools nearby. For motorist the A/M40 are within a short drive away.

Tenure: Leasehold
 Lease Remaining: 176 years approx
 Service Charge: £300 p.a approx
 Ground Rent: £10.00 p.a approx
 Local Authority: Hillingdon
 Council Tax Band: A

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.

Buyers information:
 In accordance with HMRC Anti Money Laundering

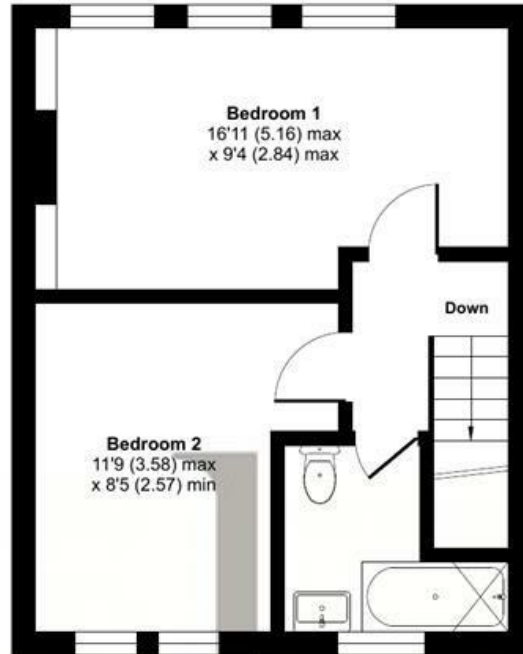
Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months)



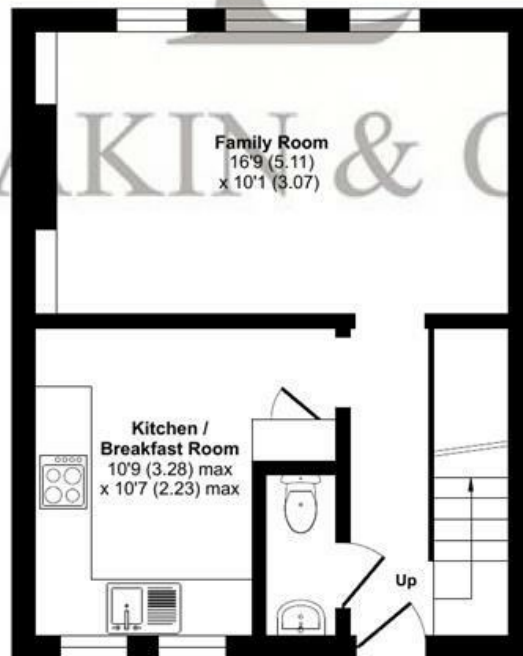
Barnsfield Place, Uxbridge, UB8

Approximate Area = 730 sq ft / 68 sq m

For identification only - Not to scale



SECOND FLOOR

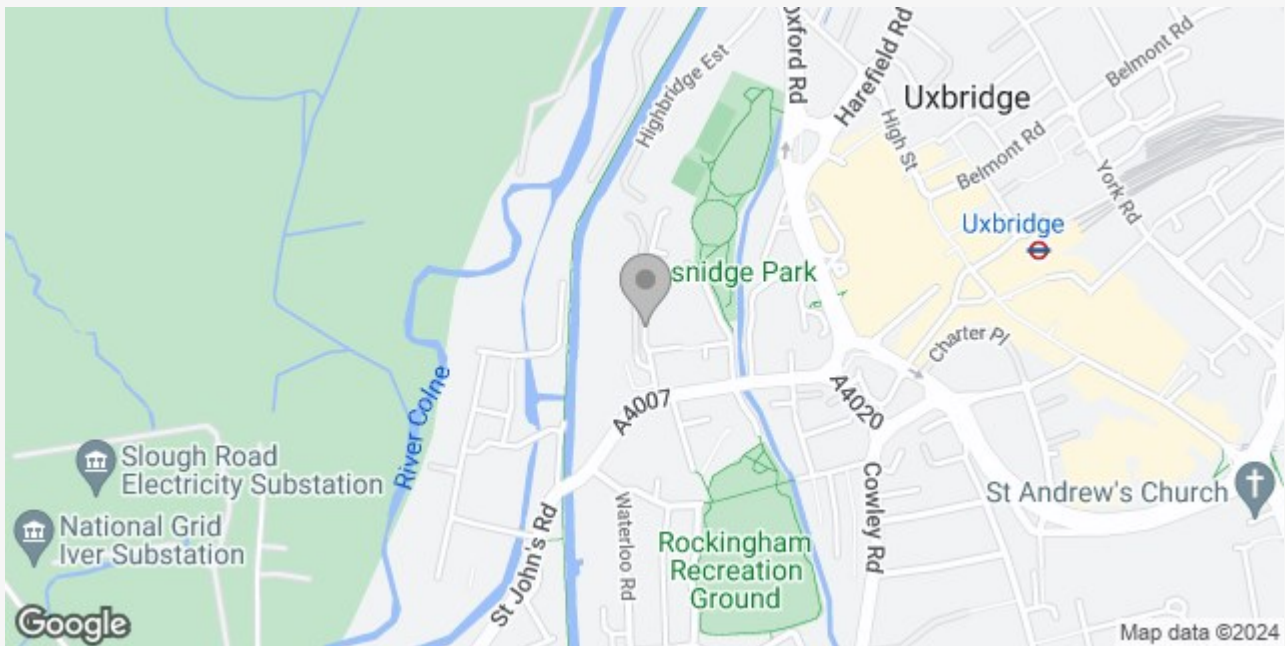


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2022. Produced for Lakin & Co. REF: 833143

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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