



- TWO Bedroom Apartment
- Close To Uxbridge Town Centre
- Quiet Cul-De-Sac
- Gas Central Heating
- Garage

- Freehold
- Modern Development
- Near To Open Green Spaces
- Private Entrance
- EPC Rating C

Situated within the sought-after private development of Hanbury Park just moments from Uxbridge Town Centre, this immaculate TWO-BEDROOM apartment offers generous accommodation with stylish, contemporary finishes throughout.

This unique FREEHOLD property provides approximately 744 sq ft of well-designed living space, comprising, two double bedrooms, a modern tiled bathroom with an overhead shower, a spacious open-plan kitchen, dining and living area, ideal for both everyday living and entertaining. Full of character and charm, the home is perfectly suited to first-time buyers or professionals seeking a blend of modern comfort, privacy and convenience.

Further benefits include; own private entrance, garage with EV charging, gas central heating, double glazing and a peaceful residential setting, while remaining within easy reach of Uxbridge's extensive shopping, dining and leisure facilities.

Crosby Gardens enjoys excellent transport connections via the Metropolitan and Piccadilly lines, along with close proximity to well-regarded schools, excellent facilities at Hillingdon Sports & Leisure Complex and open green spaces including Uxbridge Common and Hillingdon Playing Field on the doorstep. Also well located for A40/M40 & M25 junctions.

Viewings strictly by appointment.

Price: Guide Price £355,000

Tenure: Freehold

Service Charge & Insurance: £480 Per Annum

Service Charge Review: January (Annually)

Local Authority: Hillingdon

Council Tax Band: D

Internet Speed: Up to Ultrafast - Download (up to) 1800 Mbps - Upload (up to) 220 Mbps

Mobile Coverage:

EE - Good outdoor, variable in-home

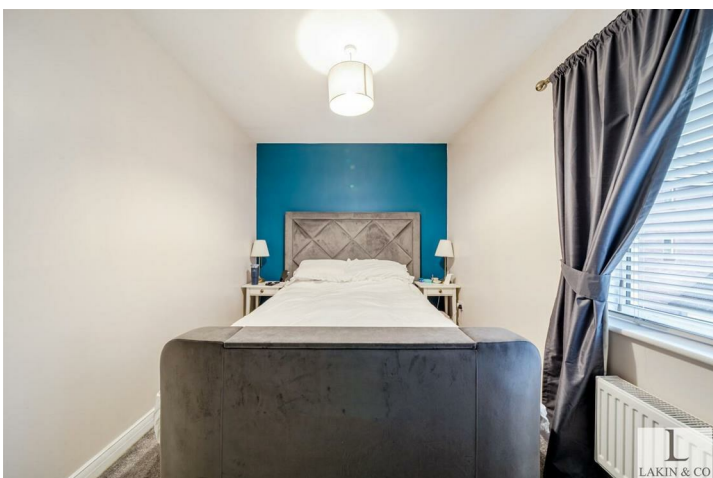
Three - Good outdoor

O2 - Good outdoor

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..>







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Crosby Gardens, Uxbridge, UB8**

Approximate Area = 744 sq ft / 69.1 sq m

Garage = 159 sq ft / 14.7 sq m

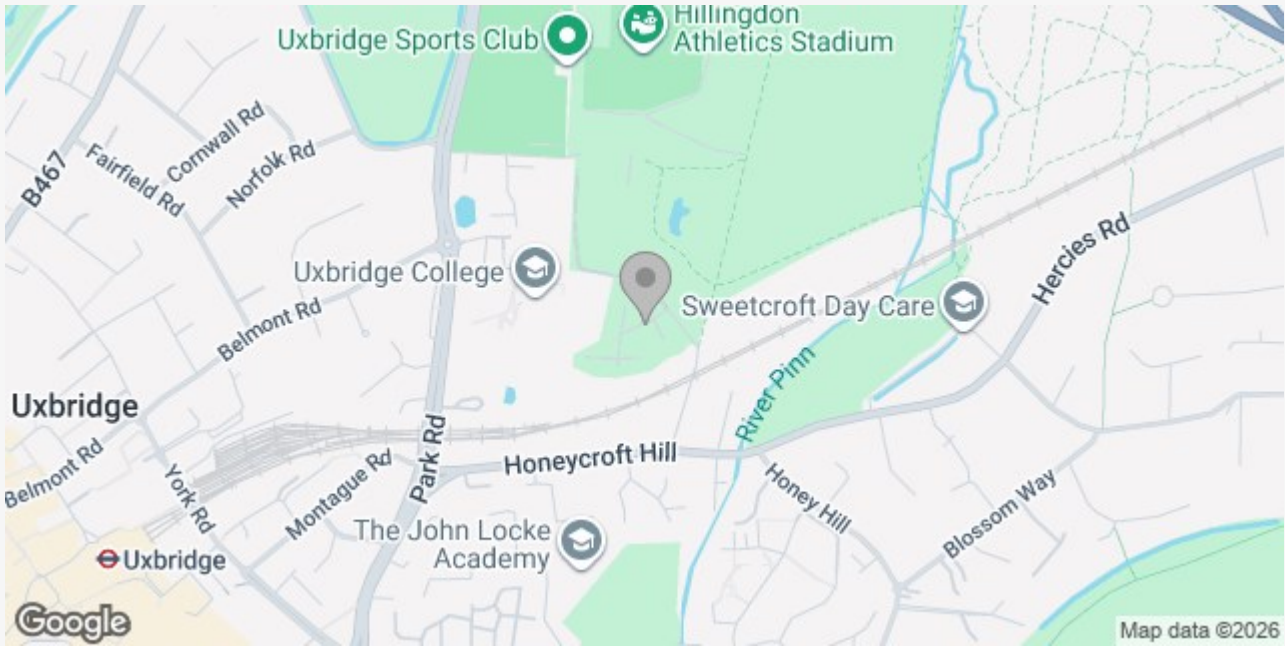
Total = 903 sq ft / 83.8 sq m

For identification only - Not to scale



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: 1395133

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

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

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.