



- Two Bedrooms
- Two Bathrooms
- Two Balconies
- St. Andrews Development
- Gas Central Heating
- Second Floor
- Long Lease
- Allocated Parking Space
- Double Glazing
- EPC Rating B

A two bedroom, two bathroom top floor modern apartment situated in the popular St. Andrews Park within walking distance of Uxbridge Town Centre.

The property briefly comprises; welcoming entrance hallway via video entry phone, open plan kitchen / living room with modern fitted kitchen with wall & base units, two double bedrooms one featuring an en suite bathroom and separate white suite family bathroom. Outside the property boasts two terrace areas which get sun throughout the day and would be ideal for the summer months and entertaining. The development has well maintained lawn communal garden areas. There is an allocated parking bay in secure underground car park with electric charge points available and also the building has lift access.

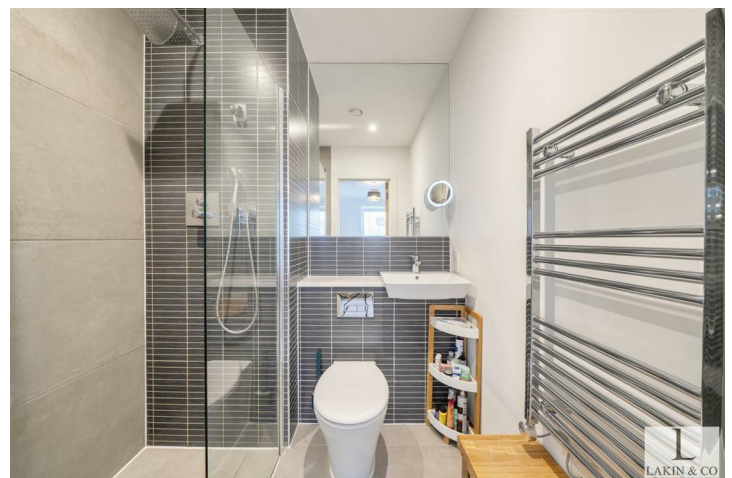
At the heart of Uxbridge, this location is only a short drive to the A40/M40/M25 motorway links for access into London and surrounding counties and a few minutes walk to Uxbridge Train Station (Metropolitan and Piccadilly Lines). Also within close proximity of Brunel University, Hillingdon Hospital & Stockley Business Park.

Within walking distance of Dowding Park The Battle of Britain Bunker and Hillingdon House. With 40 acres to explore, the site incorporates a mix of country and recreational parkland with the River Pinn running through a copse of mature trees. The newly planted Jubilee wood, football pitches, a playground and trim trail are all accessible with newly laid paths meaning that there is something for everyone, accessible to all.

Years Remaining Lease Length: 244 Years (approx)  
Service Charge: £2,671pa (approx)  
Ground Rent: £255 (approx) per year  
Local Authority: Hillingdon  
Council Tax Band: D

Internet Speed: Download - (up to) 1800 Mbps Upload - (up to) 220 Mbps  
EE - Good outdoor & variable in home  
Three - Good outdoor & variable in home  
O2 - Good outdoor & in home  
Vodafone - Good outdoor & in home

Ofcom at <https://checker.ofcom.org.uk>







| 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 |                         |           |  |
| 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 |           |  |

## Hornchurch Road, Uxbridge, UB10

Approximate Area = 785 sq ft / 72.9 sq m

For identification only - Not to scale

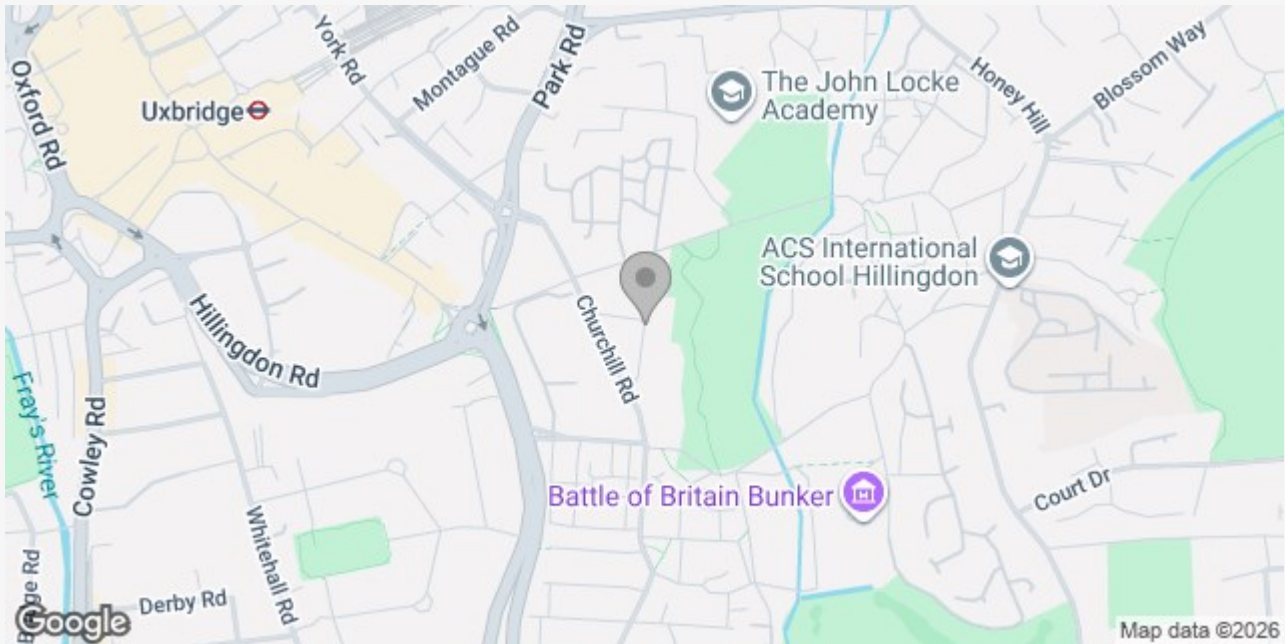


**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lakin & Co. REF:1469195

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