

Queens Road
Uxbridge
Middlesex
UB8 2NN

'Unique & Stunning Flat'

RWHITLEY
Est. 1938 & CO

Guide Price £425,000



- Split Level Conversion Flat
- Stunning Older Type Building
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Beautiful Living Room
- Luxury Bathroom
- Gas Central Heating
- Double Glazing
- Parking
- Garden
- Workshop/Store

DESCRIPTION

With immense street appeal and stunning presentation throughout this unique two bedroom split level conversion flat provides generous proportions with a designer feel and high quality finishes. The well planned accommodation is approached via a shared communal entrance with a door to a lobby with stairs leading up to a welcoming landing which acts as the hallway. On the lower level there is a truly impressive and spacious south facing living room with an imposing bay window flooding the room with natural light, kitchen/breakfast room which has been fitted with a stylish range of wall and floor cupboard units, luxury bathroom and a large second double bedroom currently used as an additional reception room. Stairs from the landing lead to the upper level which boasts a superb master bedroom with en-suite and a further area great as a study.

WINDOWS

Double glazed sealed unit windows.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

OUTSIDE

Front: A dropped kerb provides vehicular access to an allocated car parking space.

Rear: The property has its own private garden which is accessed via a pathway through the ground floor flats garden. Ornamental iron gate to concrete pathway leading to a brick built workshop/store with power and lighting. Laid to lawn with blossom tree and an array of attractive planting.

LOCATION

Uxbridge Town Centre with its multitude of shops, underground service (Metropolitan & Picadilly Line) and bus routes is within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park, Brunel University and Great Western Railway Line at West Drayton providing access to London Paddington are all within short motoring distance.

COUNCIL TAX BAND

We understand that the current council tax band is C.

TENURE

We understand that the property is held on a lease term with approximately 952 years remaining.*

GROUND RENT

We understand that there is a ground rent payable currently £100 per annum. This figure may rise throughout the term.*

SERVICE CHARGE

We understand that there is no annual service charge payable.*

NOTE

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

SERVICES

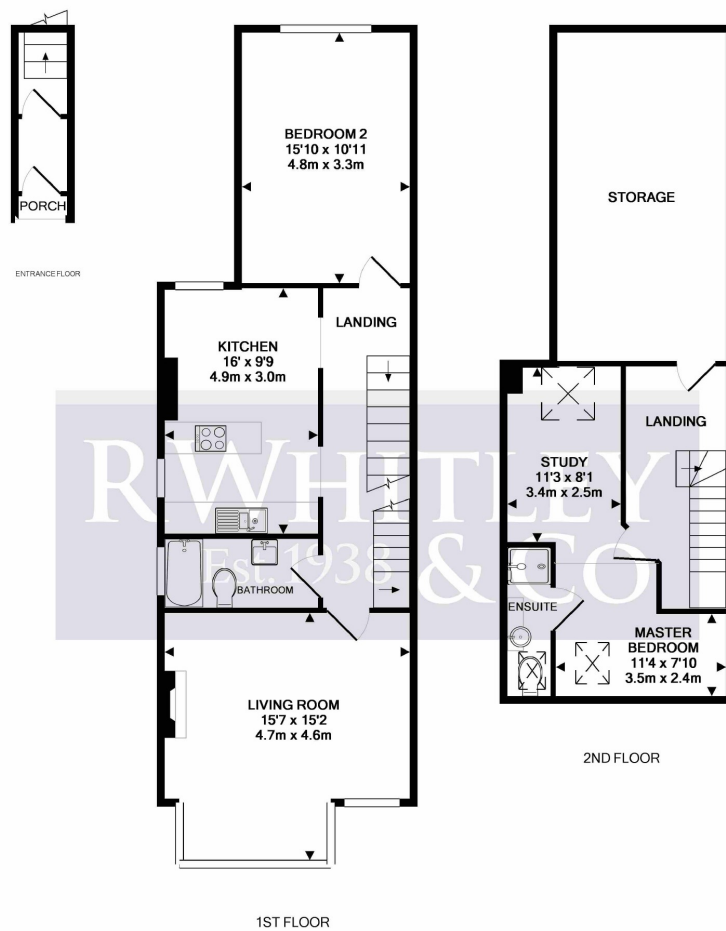
Mains gas, electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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