

OFFERS IN EXCESS OF

**£250,000**

**Uxbridge Road**

Hayes, UB4 8JB

## PROPERTY SUMMARY

NEW 990 YEARS LEASE - This one bedroom apartment offers a spacious and well-lit living experience. The property comes with a large private balcony and gated private parking.

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1



1



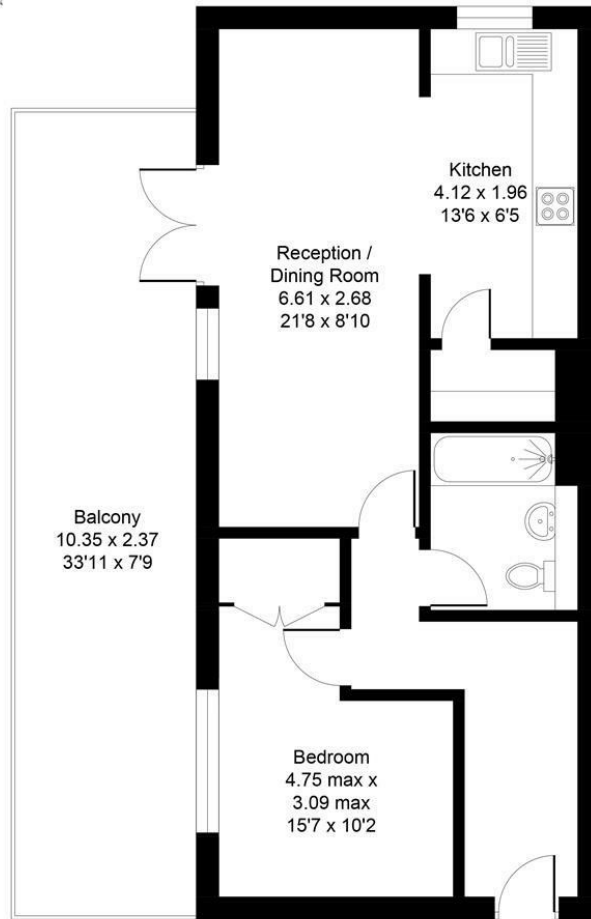




### Uxbridge Road, Hayes, UB4

Approximate Area = 593 sq ft / 55.1 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). ©Vizion Property Marketing 2025. Produced for Allday & Miller.



### LOCAL AUTHORITY

### TENURE

Leasehold

### COUNCIL TAX BAND

### VIEWINGS

By prior appointment only

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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

# Shaw & Co

ESTATE AGENTS

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### OFFICE DETAILS

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