



- Two double bedrooms
- No Upper Chain
- Large private garden
- Brand new kitchen

27 Nine Elms Avenue, Uxbridge, UB8 3TJ

Guide Price £325,000

An immaculate two double bedroom first floor maisonette which has undergone a programme of modernisation by its current owners. Benefits include brand new kitchen, gas central heating and direct access to a large private rear garden. NO UPPER CHAIN.



## Property Description

### THE PROPERTY

This inviting first-floor maisonette presents a comfortable and stylish living space featuring two double bedrooms, brand new kitchen, modern bathroom, spacious lounge and a host of brand-new upgrades. Located in a desirable residential area, this maisonette offers modern amenities and a fresh interior, making it an ideal choice for those seeking a contemporary and comfortable living environment. The property also benefits from gas central heating, double glazing and loft space, ideal for storage.

### LOCATION

Nine Elms Avenue is a popular location situated within easy reach of local shops, schools, Cowley Recreational Park and Brunel University. There are also bus links to Uxbridge College, Hillingdon Hospital, West Drayton Train Station and Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station.

### OUTSIDE

To the front of the property there is on street parking with a path leading to the entrance. To the rear of the property a spacious and private rear garden. This outdoor area is an oasis of greenery and tranquillity, providing an ideal space for various outdoor activities and relaxation.

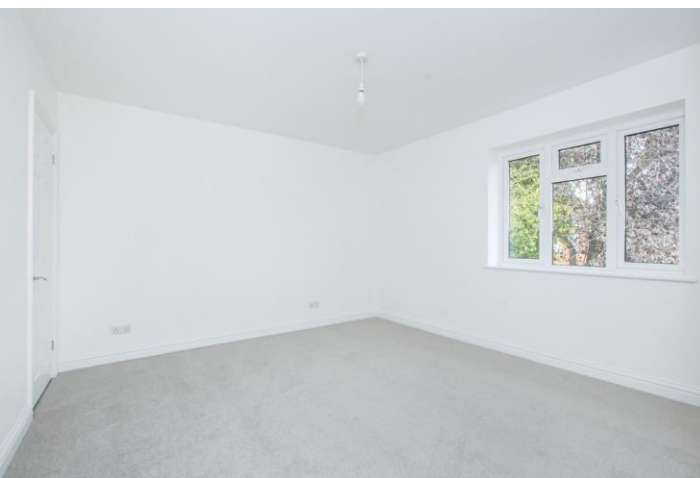
### DETAILS OF SALE

Leasehold Sale

Council Tax Band C

London Borough of Hillingdon.

Service charge and ground rent is charged at £50.24 per month.





# Nine Elms Avenue

Approximate Gross Internal Floor Area = 68.1 sq m / 734 sq ft

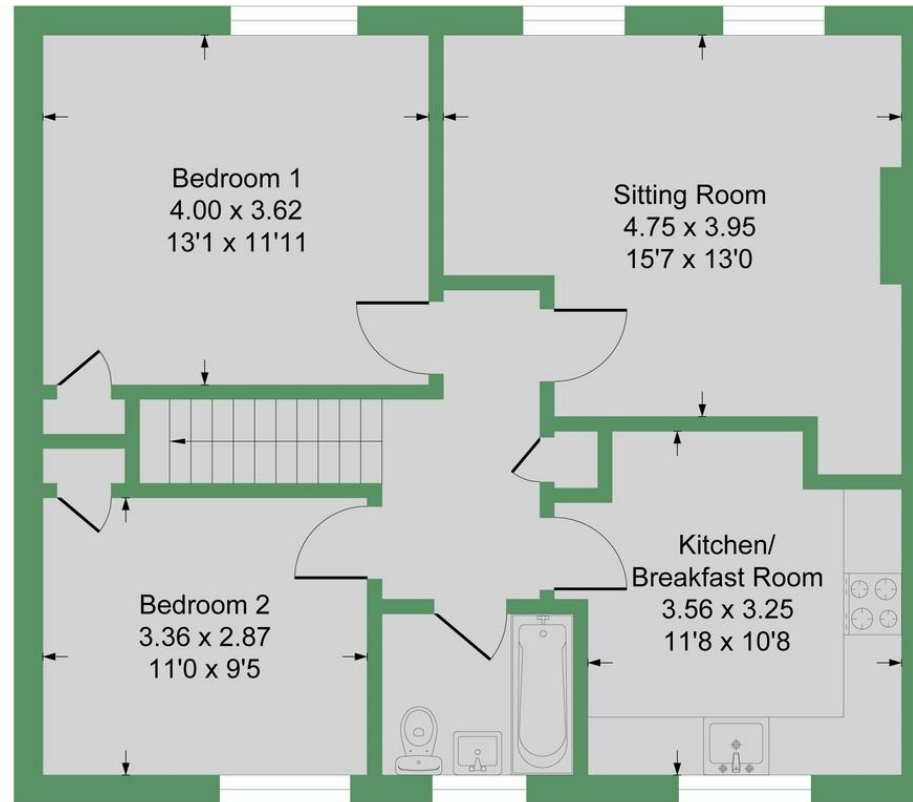


Illustration for identification purposes only, measurements are approximate, not to scale.

Hillingdon office  
11 Crescent Parade  
Hillingdon  
UB10 0LG

Uxbridge office  
41 Belmont Road  
Uxbridge  
UB8 1QT

Hillingdon office 01895 231311  
Uxbridge office 01895 707777  
info@andrewsresidential.co.uk  
www.andrewsresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements. Andrews Residential is a trading name of Halcledix Limited, a limited company incorporated in England and Wales under registration number 10898495