

0247 401 2020 | [enquiries@globalhouseestates.com](mailto:enquiries@globalhouseestates.com)

**KINGS MILL WAY, UXBRIDGE, MIDDLESEX**

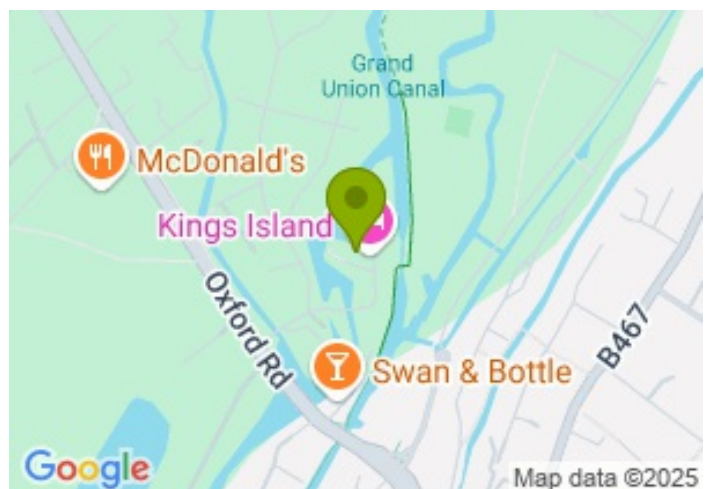
£300,000.00



FOR SALE



- One bedroom second floor apartment
- Views over the River Colne
- Bright and stylish interior
- Concierge service
- Moments away from Uxbridge High Street
- Private parking space
- Beautiful private balcony
- Long lease



## Propety Description

This bright and modern one bedroom apartment is set within the peaceful and secure Kings Island development, nestled along the picturesque banks of the River Colne. Ideally located just moments from Uxbridge High Street, the property combines stylish contemporary living with the tranquillity of a well-maintained neighbourhood.

Upon entering, you are welcomed by a well-proportioned hallway that includes a built-in storage cupboard. The spacious open-plan reception room benefits from floor-to-ceiling windows, flooding the space with natural light. The area seamlessly extends to a private balcony via bi-fold doors, perfect for enjoying serene river views.

The sleek, fully integrated kitchen is designed for modern convenience, while the generously sized bedroom features built-in wardrobes that maximise storage. A contemporary bathroom completes the layout, offering both comfort and practicality.

Additional benefits include allocated parking, a daytime concierge service, and access to beautifully landscaped communal garden.

The property boasts an exceptional location just a short walk from Uxbridge Underground Station providing direct access to Central London via Metropolitan and Piccadilly Lines. West Drayton Station (Elizabeth Line) is also nearby, offering connections to Heathrow Airport, Paddington, and the West End. The area is well served by local bus routes and major road links including the M40, M25, and A40.

With a great selection of restaurants, cafés, and shopping facilities right on your doorstep, this apartment offers the perfect balance of lifestyle and convenience.

Contact us today for more information.

Length of lease: approximately 986 years remaining

Service charge: circa £1874.28 per annum

Ground rent: £300 per annum

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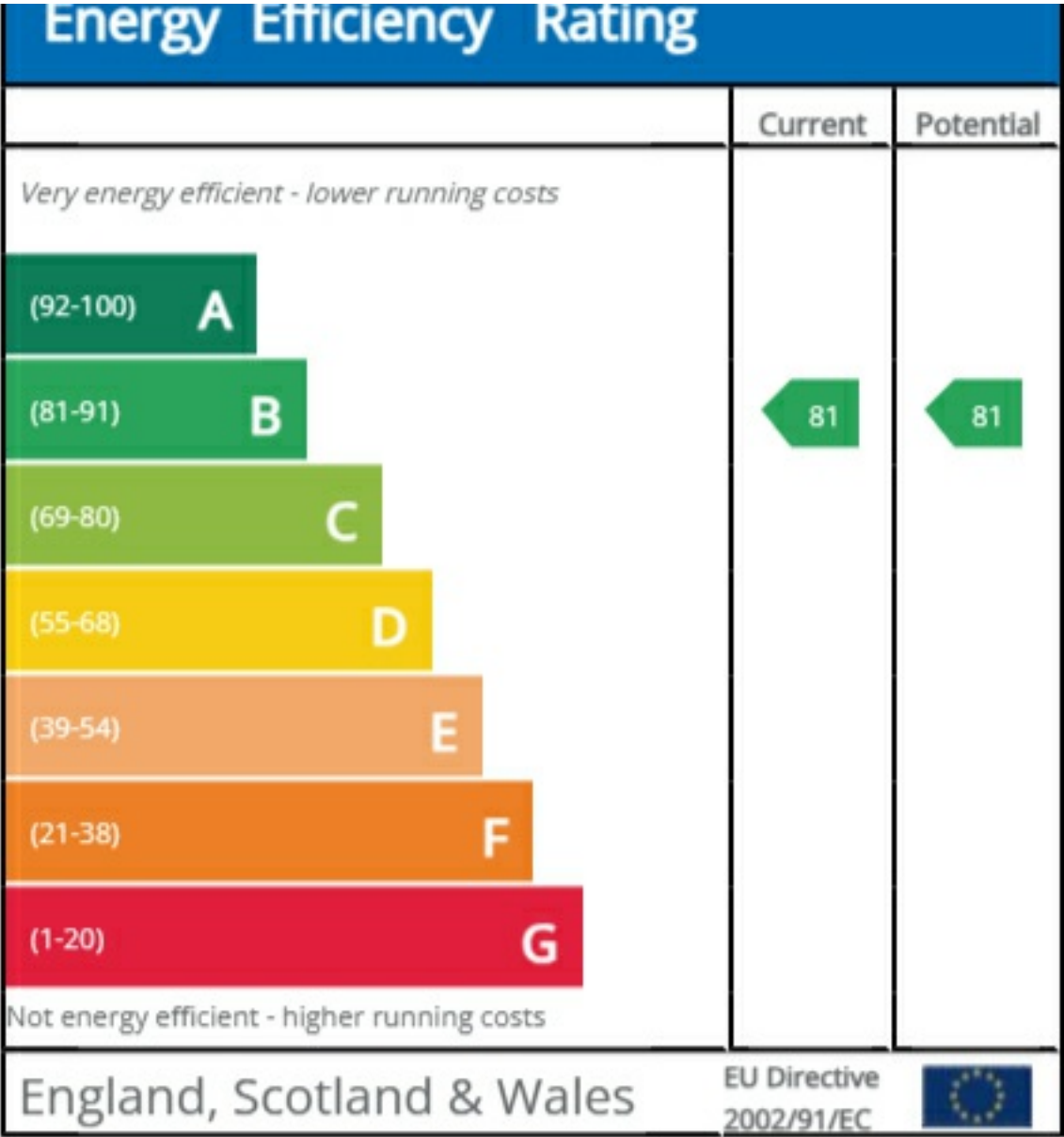
## Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

This website provides information about buying, selling, renting UK property. The information is from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

EPC







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