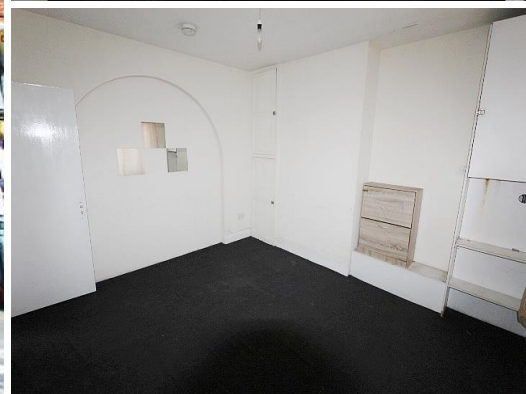


**3 Bed Flat**

**£240,000**



## Uxbridge Road UB4 0RL

**INVESTORS! DO NOT MISS THIS!** An excellent Buy to Let Investment Opportunity!

A 3/4 bedroom split level flat with spacious accommodation over 2 floors & located above a busy shopping parade upon the Uxbridge Road in North Hayes with **NO UPPER CHAIN!**

The property could generate a healthy rental return with no ground rent or service charges and a long leasehold of over 900 years remaining.

The property has gas central heating and double glazed windows but would benefit from some cosmetic refurbishment.

Approached from the rear via open staircase the generous room sizes are arranged with a living room, separate dining room, kitchen and a bathroom plus inner hallway with stairs to the 2nd floor landing, access to loft storage space, 2 double bedrooms and a single bedroom.

Your earliest viewing is strongly recommended!

## Accommodation

Spacious 3 Bedroom Flat above Shops

Split Level Over 2 Floors

Over 900 Years Leasehold

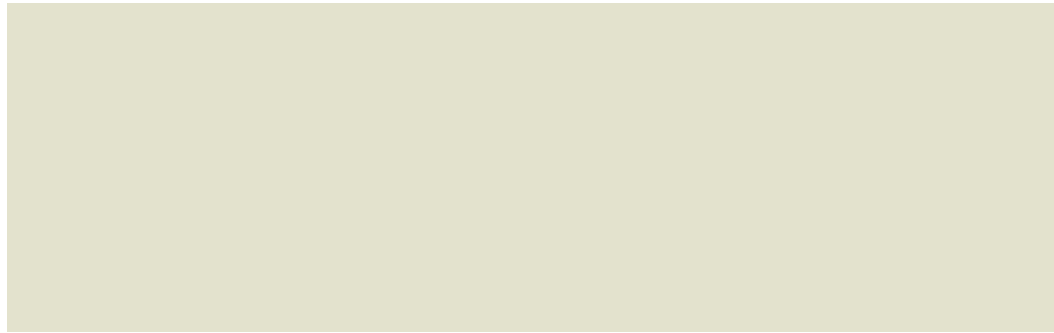
Living Room + Dining Room

Cosmetic Attention Required

**NO UPPER CHAIN!**

No Service Charges or Ground

Excellent Rental Investment Prospect



## Ground Floor

**Entrance** - External staircase to rear of shops with own front door into:-

**Living Room** - 11' 11" x 11' 9" (3.65m x 3.6m) Radiator, storage cupboard, double glazed windows.

**Reverse View** -

**Dining room** - 12' 1" x 11' 9" (3.7m x 3.6m) Radiator, double glazed windows.

**Reverse View** -

**Kitchen** - 7' 8" x 6' 6" (2.35m x 2m) Fitted units, stainless steel sink, gas cooker point, space for washing machine, double glazed windows.

**Bathroom** - 6' 6" x 5' 3" (2m x 1.62m) Panelled bath, hand wash basin, low level wc, double glazed windows.

**Inner Hallway** - Carpeted stairs to 2nd floor, storage cupboard, radiator.

**2nd Floor/Landing** - Storage cupboard, access to loft space.

**Bedroom 1** - 17' 8" x 12' 1" (5.4m x 3.7m) double glazed windows, radiator, storage cupboard.

**Bedroom 2** - 12' 7" x 10' 9" (3.86m x 3.3m) Double glazed windows, radiator.

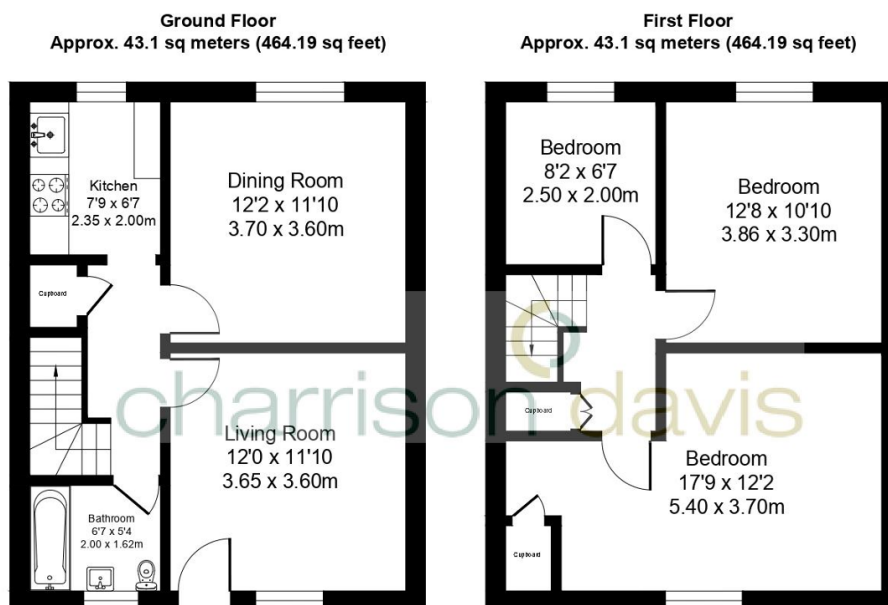
**Reverse View** -

**Bedroom 3** - 8' 2" x 6' 6" (2.5m x 2m) Double glazed windows, radiator.









**Total Area Approx. 86.2 sq meters (928.38 sq feet)**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		