



## Mellow Lane West | Uxbridge | UB10 0QU

Beautifully presented and **move-in ready**, this **spacious two-bedroom** maisonette offers approximately 614 sq. ft. of well-planned accommodation in a popular Uxbridge location. The property features a bright reception room, a modern fitted kitchen, two generous bedrooms, a contemporary family bathroom and benefits from gas central heating. With an estimated rental income of £1,800 PCM (approx. **8.64% yield**), this property presents an excellent opportunity for both homeowners and investors. The property is offered with an 80-year lease, with the option to extend to 169 years (expiring in 2195) for approximately £7,000 plus legal costs. Further benefits include **no service charge and £50 per annum ground rent**. Ideally situated on Mellow Lane West, the property is within easy reach of Uxbridge town centre, local shops, schools and excellent transport links, with convenient access to the A40, M40 and M25. A superb opportunity to acquire a well-presented home offering excellent value and investment potential.

**Offers over £250,000**

**HILTONS ESTATES**