





Hiltons Estates is proud to present this lovely two-bedroom first-floor maisonette, located on Mellow Lane, Uxbridge.

This well-presented property features two spacious bedrooms, a modern family bathroom, and offers comfortable living throughout. Situated in a prime location, it benefits from excellent local transport links and a wide range of nearby amenities, making it ideal for investors or a small family looking for convenience and value.

Don't miss out - call now for more information or to arrange a viewing!

Two spacious bedrooms

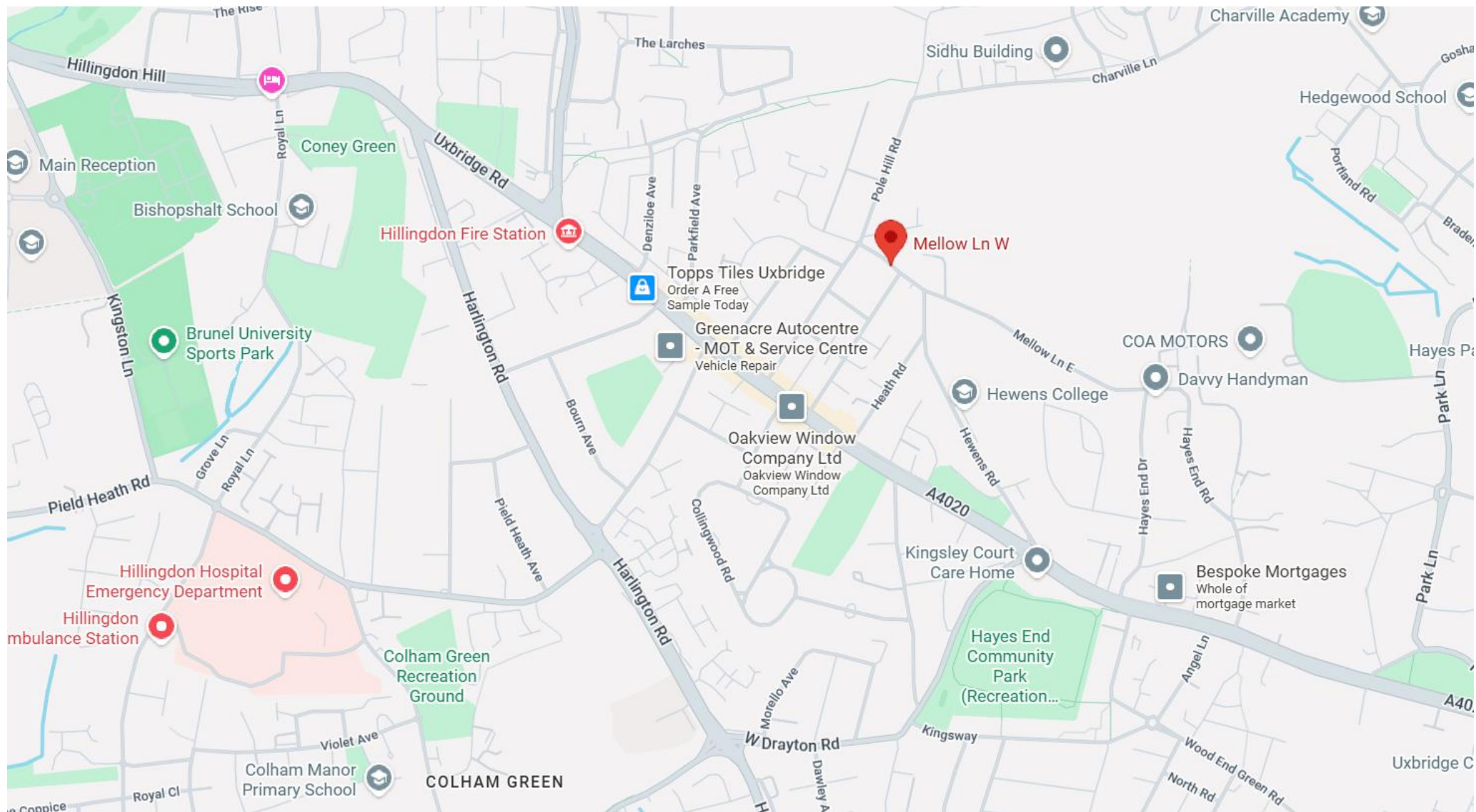
Excellent transport links

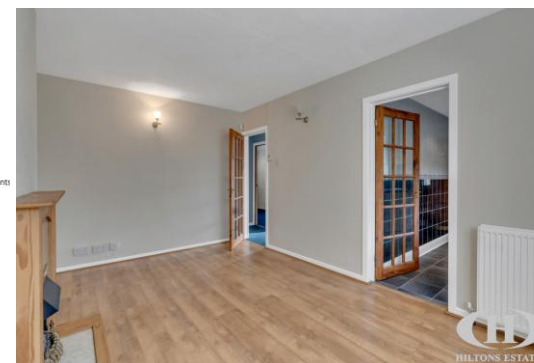
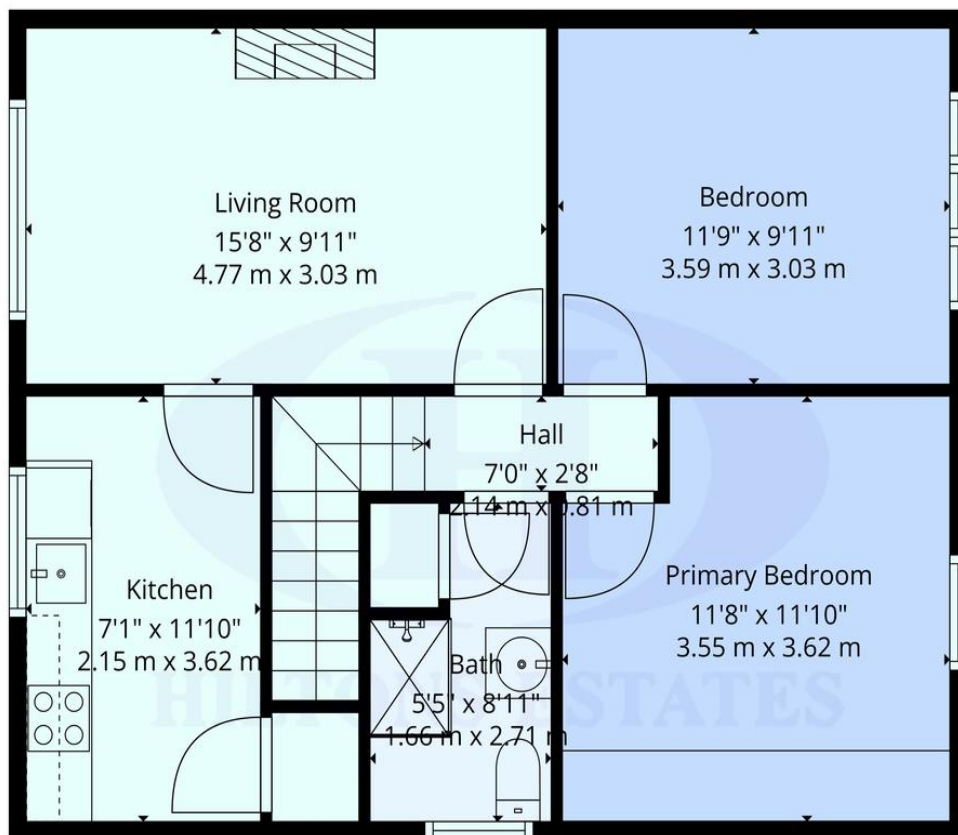
Ideal for investors or small families

Leasehold - 80 Years

Modern family bathroom







Small text: Floor Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

TOTAL: 614 sq. ft, 57 m2
FLOOR 1: 614 sq. ft, 57 m2
EXCLUDED AREAS: WALLS: 51 sq. ft, 5 m2

Hiltons Estates, 137 Western Road
Southall, UB2 5HN

www.hiltons-estates.com
email: harvin@hiltons-estates.com
0208 867 9555 / 07961 527301

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.