



Kings Mill Way, Denham, Uxbridge, UB9

Asking Price: £405,000



Kings Mill Way, Denham, Uxbridge, UB9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA240271

A contemporary two bedroom, two bathroom apartment located within the highly desirable Kings Island Waterside Development. Spanning an approximate 694 square feet and situated on the first floor, the layout includes a communal hallway with both lift and stair access, a welcoming hall, an open-plan living room with a dining area and access to a private south facing terrace and west facing balcony, a modern kitchen, a generously sized main bedroom with an en-suite shower room, a second double bedroom, and an additional bathroom.

Kings Island, a private gated community constructed by Weston Homes in 2013, is ideally positioned just off the Oxford Road, a brief stroll from Uxbridge Town Centre, which offers a variety of shopping options, dining establishments, bars, and access to the Metropolitan and Piccadilly line stations. Major roadways such as the A40/M40 and M25 are easily accessible, along with Hillingdon Hospital, Brunel University, Stockley Park, and Heathrow Airport. The area is served by several reputable primary and secondary schools, including grammar schools in Buckinghamshire.



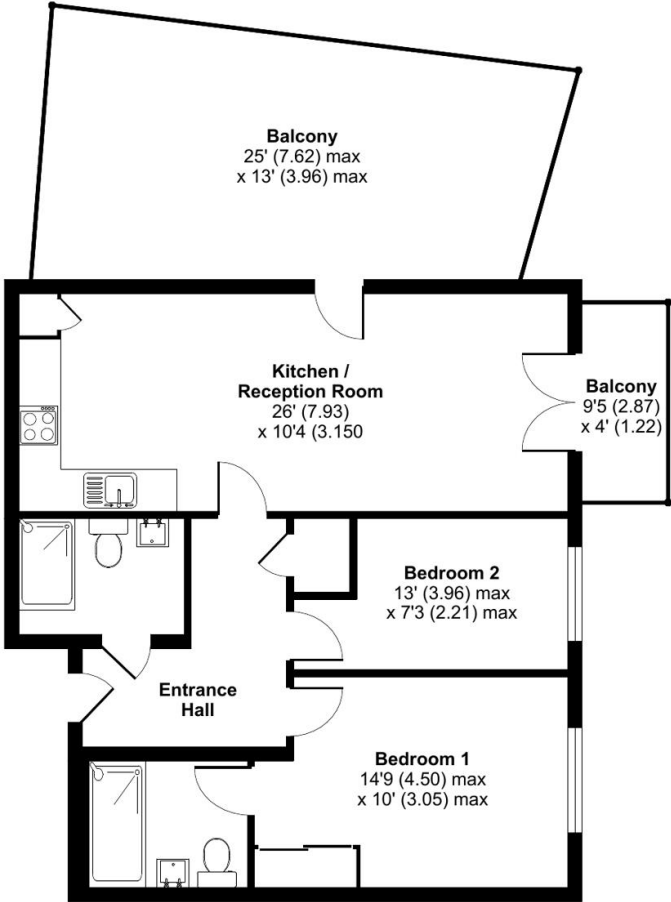


Property Features:

- Two Bedroom Apartment
- Two Bathrooms
- Car Parking Space Included
- Circa. 694 Square Feet
- First Floor
- Large South Facing Terrace & West Facing Balcony
- Concierge Service
- Uxbridge Tube Station (Metropolitan & Piccadilly Lines)

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Approximate Area = 694 sq ft / 64.4 sq m
For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)	80	80
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 31/08/3010
Approximately 985 Years Remaining

Ground Rent: £350.00 (per annum)
For the year 2025

Service Charge: £2,263.18 approx. (per annum)
For the year 2025

Anticipated Rent: £1,800.00 pcm
Approx. 5.3% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240271

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