



## Western Parade, Hillingdon, Middlesex, UB10 9PQ

- Three Double Bedrooms
- Own Front Entrance from High Street
- Great Investment Opportunity
- Close to Tube / Bus Station
- Viewings Highly Recommended
- Maisonette
- First Floor
- Amenities Closeby
- Lease Over 100 Years
- Rear Entrance

**Asking Price £299,950**

**HUNTERS®**  
HERE TO GET *you* THERE

# Western Parade, Hillingdon, Middlesex, UB10 9PQ

## DESCRIPTION

Nestled in the charming area of Hillingdon, Middlesex, this delightful three-bedroom flat on Western Parade offers a perfect blend of comfort and convenience. Ideal for families or professionals, the property boasts a spacious layout that maximises natural light, creating a warm and inviting atmosphere throughout.

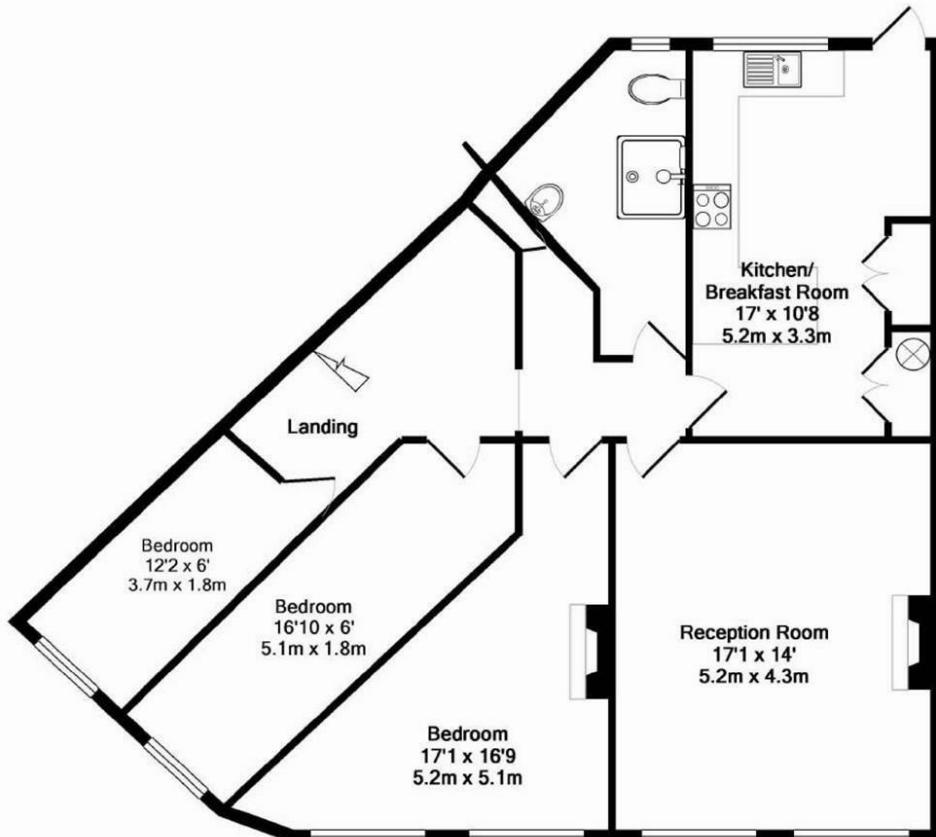
The flat features three well-proportioned bedrooms, providing ample space for relaxation and personalisation. The single bathroom is thoughtfully designed, ensuring functionality while maintaining a stylish appeal. The living area is perfect for entertaining guests or enjoying quiet evenings at home, while the kitchen is equipped to meet all your culinary needs.

Situated in a vibrant community, this property benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The transport links are also commendable, making commuting to central London or other parts of Middlesex a breeze.

This flat is not just a place to live; it is a home where memories can be made. With its prime location and comfortable living spaces, it presents an excellent opportunity for those seeking a new residence in a desirable area. Do not miss the chance to make this lovely flat your own.







TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.