



## 2 bed apartment to buy in UB9

High Street, Harefield, Uxbridge,  
Middlesex, UB9 6EB

**£290,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ First floor aptment
- ✓ Two bedrooms
- ✓ Two bathrooms
- ✓ Open planing living room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Set within a stunning period building, this elegant two bedroom first floor apartment offers a perfect blend of character and modern living. Residents are welcomed by a grand communal entrance hall, with a staircase leading to the first floor. The apartment boasts a spacious open plan kitchen/living area, a principal bedroom with an en-suite, and a well sized second bedroom with a stylish bathroom. Secure gated parking and beautifully maintained communal grounds complete this exceptional offering.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £290,000  
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Property - Set within a stunning period building, this beautifully presented two-bedroom first-floor apartment offers a blend of character and contemporary living. Upon entering the development, residents are greeted by an impressive communal entrance hall, exuding grandeur with its lavish design. A staircase leads to the first floor, where the apartment is discreetly positioned. The home features a spacious open-plan kitchen and living area, ideal for modern living and entertaining. The principal bedroom benefits from an en-suite shower room, while the second bedroom is well-proportioned and served by a stylish family bathroom.

Outside - Set within an elegant period building, this charming two-bedroom apartment is part of a prestigious gated development, offering residents both security and exclusivity. The property benefits from gated parking, ensuring convenience and peace of mind. Surrounded by stunning communal grounds, the apartment enjoys access to beautifully maintained gardens and a spacious patio area, perfect for relaxation and outdoor socializing. The development is set back on a quiet residential road, providing a peaceful retreat while still being close to local amenities and transport links.

Location - Ha House, conveniently situated just off the main street, rests on a tranquil residential road close to Ha Village. Residents enjoy easy access to a variety of shops, amenities, and trendy eateries. Denham Aerodrome is a short drive away, and commuters benefit from nearby Metropolitan line stations at Northwood and Rickmansworth, as well as the Chiltern line at Denham and bus routes to Uxbridge, Ruislip, and Rickmansworth. Motorists have quick access to the A/M40, connecting London and the home counties within minutes. Families will find an excellent selection of state and private schools nearby, including Chesham Grammar, St. Clement Danes School, and Ha Academy. Ha football grounds are also conveniently close to the property.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 116

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £2,500.00

Price: Starting Bid £290,000

Property Type: Apartment

Parking: Allocated

Year built: 1800

Construction materials: Brick and block, Stone built

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

FIRST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

High Street, Harefield, Uxbridge, Middlesex, UB9 6EB

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

