



## 4 Waterside Uxbridge Middlesex UB8 2LG

£995 Per Calendar Month Unfurnished

- Ground floor studio apartment • Fitted kitchen with appliances • Short walk to shops & bus routes • Midway Uxbridge & West Drayton • Allocated parking space

A modern ground floor UNFURNISHED STUDIO APARTMENT with electric heating. Located in a popular residential development midway between Uxbridge & Yiewsley/West Drayton, just a short walk to local amenities. The apartment has an entrance hall, bathroom, good sized studio room and stylish fitted kitchen with appliances. London Heathrow Airport, the motorway network, Stockley Business Park, Uxbridge Town Centre with London Underground & West Drayton Elizabeth Line are all within easy reach. Council tax band B. Based on the rent of £995, a deposit of £1,148 will be required (equivalent of five weeks rent). Available from 22nd May 2025 on a 12 month tenancy.



SCAN TO APPLY  
[www.rwhitley.co.uk/tenancy-application/](http://www.rwhitley.co.uk/tenancy-application/)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	78
EU Directive 2002/91/EC		



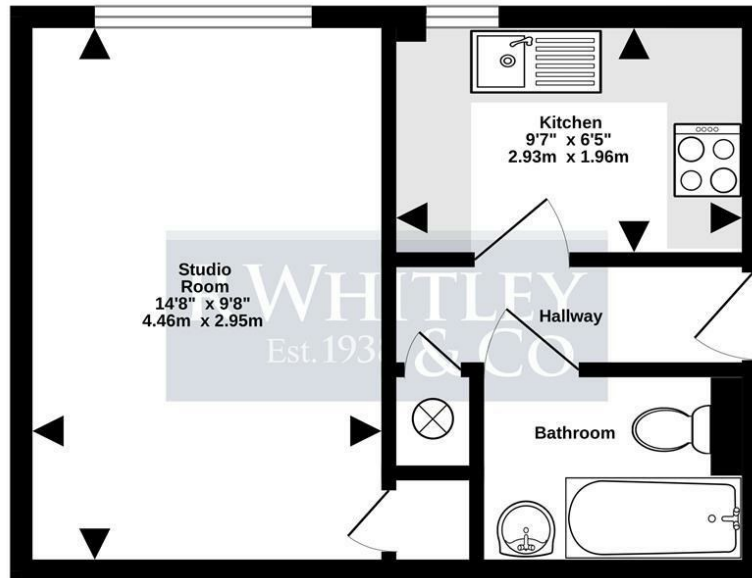
# 4 Waterside UB8 2LG

£995 Per Calendar Month

# RWHITLEY & Co

Est. 1938

GROUND FLOOR  
279 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 279 sq.ft. (26.0 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.  
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For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be left furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishing (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.



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