



- TWO Bedroom Mid Terrace House
- Quiet Cul-de-sac
- Bathroom With Shower
- Outbuilding/Store
- Off Street Parking Space

- TWO Reception Rooms
- Close To Uxbridge Town Centre
- Gas Central Heating
- Private Rear Garden
- EPC Rating D

Available to rent this TWO bedroom mid-terrace house is within walking distance of Uxbridge Town Centre and popular local schools. Located in a quiet cul-de-sac and available immediately.

The property comprises; entrance hallway, lounge with bay window, dining room with patio doors leading to garden, separate kitchen with a door leading out to a patio. The first floor provides, a landing, a spacious main bedroom, a second double bedroom and a bathroom with an overhead shower.

Further benefits include; gas central heating, private rear garden with a patio and a store and an off-street parking space to the front.

Convenient road access and bus routes to Stockley Business Park and Heathrow Airport. Also within close proximity of Brunel University and Hillingdon Hospital.

Available immediately, part furnished / unfurnished

Price - rent: £1,850 pcm

Deposit: £2134.61 (5 weeks rent)

Holding deposit: 1 week's rent £426.93 (which will be used towards the remaining move-in money)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: D

Internet Speed: Download - (up to) Ultrafast 1800 Mbps

Upload - (up to) 924 Mbps

Mobile Coverage (Indoor):

Provider | Voice | Data

EE | Limited Limited

Three | Limited Limited

O2 | Likely Likely

Vodafone | Likely Likely

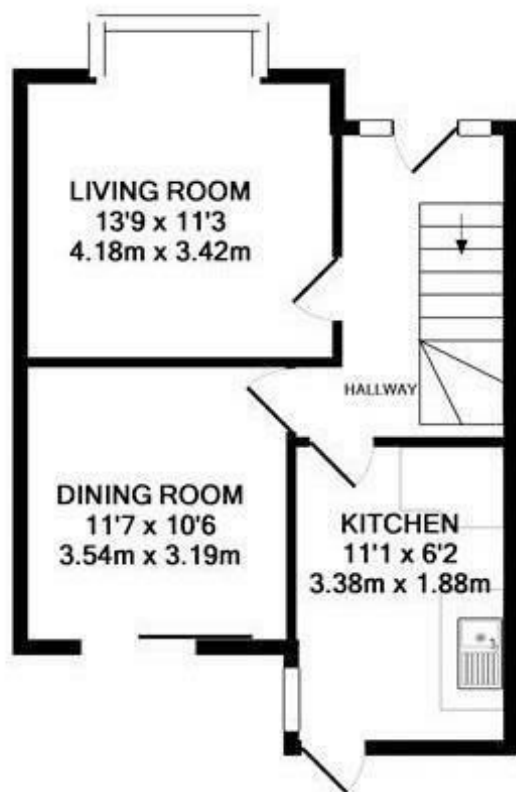
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk/>



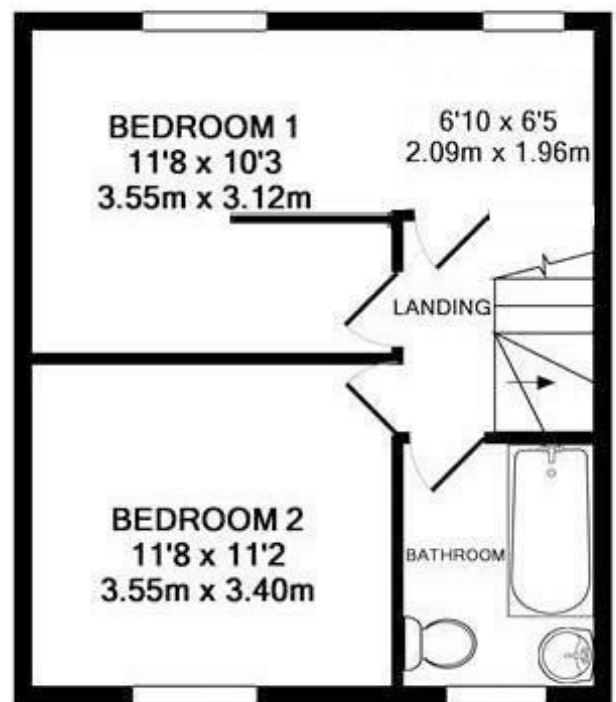


| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 87        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 68                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

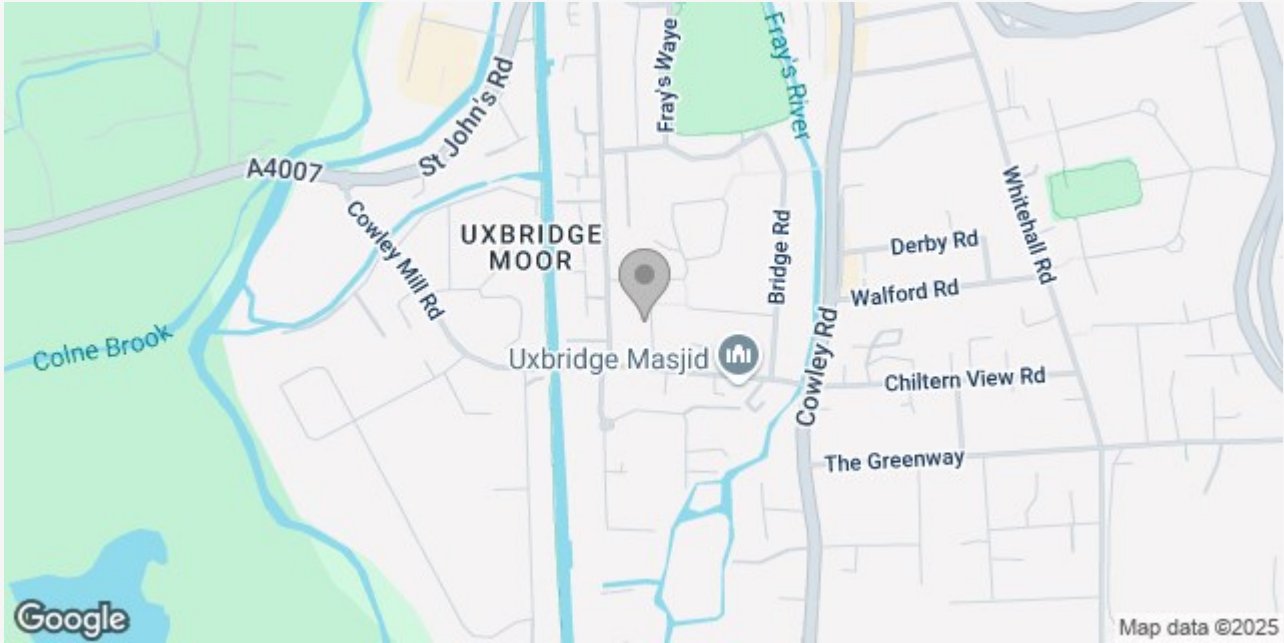


GROUND FLOOR



1ST FLOOR

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.