



- Two Bed Apartment
- Integrated white Goods
- Walking Distance to Uxbridge town centre
- Balcony
- Available From May 2025

- Two Bathrooms
- Allocated Parking
- Furnished
- Scenic Local Walks & Parks
- EPC Rating B

A luxury TWO bedroom TWO bathroom executive apartment located within walking distance of Uxbridge Town Centre and minutes from scenic walks along the Canal footpath.

The property comprises two double bedrooms with an ensuite and fitted wardrobes in the master bedroom, a large open-plan kitchen complete with integrated white goods including a dishwasher, a fully tiled family bathroom with a shower and a large lounge with doors leading to a private balcony.

The apartment is also set close within a short walk of Uxbridge Tube Station and within close proximity of M40 / M25 motorway junctions. Also benefiting from; gas central heating, double glazing, allocated off-street parking and entry phone system.

Available May 2025 furnished.

Rent: £1,500 PCM
 Deposit: £1,730.76 (5 weeks' rent)
 Holding deposit: 1 week's rent £346.15 (which will be used towards the remaining move-in money due)
 Length of tenancy: Minimum 12 months
 Local authority: Hillingdon Council
 Council tax band: C

Internet Speed: Download - (up to) 80 Mbps Upload - (up to) 20 Mbps

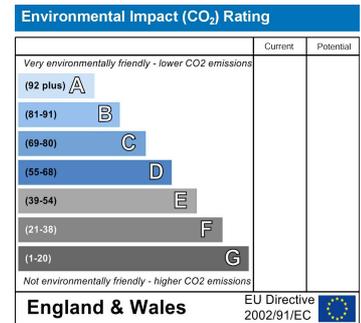
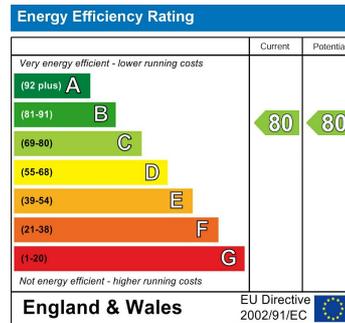
Mobile Coverage (Indoor):

Voice
 EE - Likely
 Three - Likely
 O2 - Likely
 Vodafone - Limited

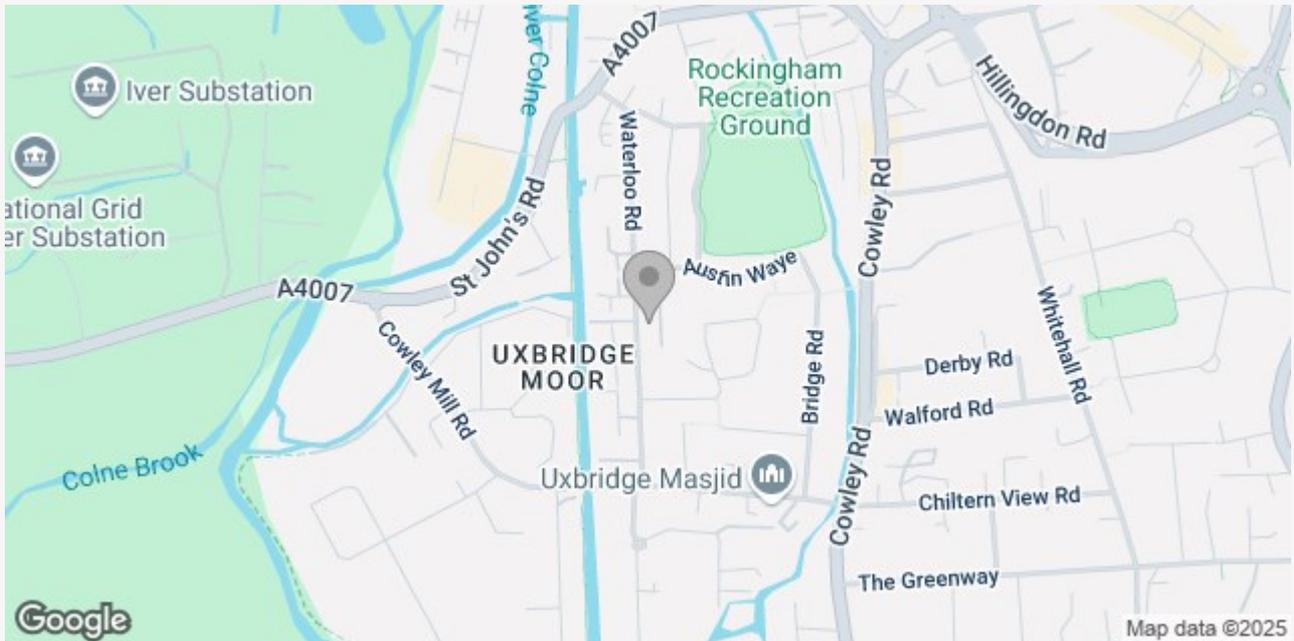
Data
 EE - Likely
 Three - Likely
 O2 - Limited
 Vodafone - Limited

*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/>



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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