



- TWO Double Bedrooms
- Ground Floor
- Spacious Lounge
- Gas Central Heating
- Available November 2025

- Private Garden
- Modern Kitchen
- Family Bathroom
- Double Glazing
- EPC Rating C

We are pleased to offer this TWO double bedroom ground floor maisonette. The property boasts a modern tiled bathroom, a fitted kitchen, two spacious bedrooms and living areas spread over a generous 775 square feet. The property comes with its own private rear garden and also access to a garage for additional parking or storage. White goods have been fitted, including a separate washing machine, dryer and dishwasher.

The property is located close to Uxbridge town centre, just off the Uxbridge Road, providing fantastic transport links for the Metropolitan and Piccadilly lines into London and surrounding areas as well as being within walking distance of Brunel University, Hillingdon Hospital, Uxbridge Town Centre and also just minutes from A40/M40/M25 junctions..

Available November 2025 unfurnished.

Rent: £1,600 PCM

Deposit: £1,846.15 (5 weeks' rent)

Holding deposit: 1 week's rent £369.23 (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) 1,800 Mbps Upload - (up to) 1,000 Mbps

Mobile Coverage (Indoor):

Voice

EE - Likely

Three - None

O2 - Limited

Vodafone - Limited

Data

EE - Likely

Three - None

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/>





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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.