



- FOUR Bedrooms
- Set Over THREE Floors
- Brand New Kitchen
- Street Parking
- Private Rear Garden
- TWO Bathroom
- 25ft Reception/Dining Room
- Gas Central Heating & Double Glazing
- Excellent Transport Links
- EPC Rating E

A recently refurnished FOUR bedroom, TWO bathroom family house located on a popular North Hillingdon road close to popular local schools and transport links.

Set over three floors, the property comprises; entrance hallway, 25ft reception/dining room and a brand new modern fitted kitchen. The first floor features; a landing, two double bedrooms, a single bedroom and a main family bathroom. The second floor provides a further double bedroom with an ensuite bathroom, roof window and storage.

To the rear, there is a garden with a patio and mainly laid to lawn. Also a paved front garden.

Further benefits include; freshly redecorated and new flooring, gas central heating and double glazing. Just minutes from Hillingdon Tube Station and local shops, A40/M40/M25 motorway junctions.

Available immediately unfurnished.

Rent: £2,200 PCM

Deposit: £2,538.46 (5 weeks' rent)

Holding deposit: 1 week's rent £507.69 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon Council

Council tax band: D

Internet Speed: Download - (up to) 1800 Mbps Upload - (up to) 1000 Mbps

Mobile Coverage:

EE - Good outdoor, variable in-home

Three - Good outdoor, variable in-home

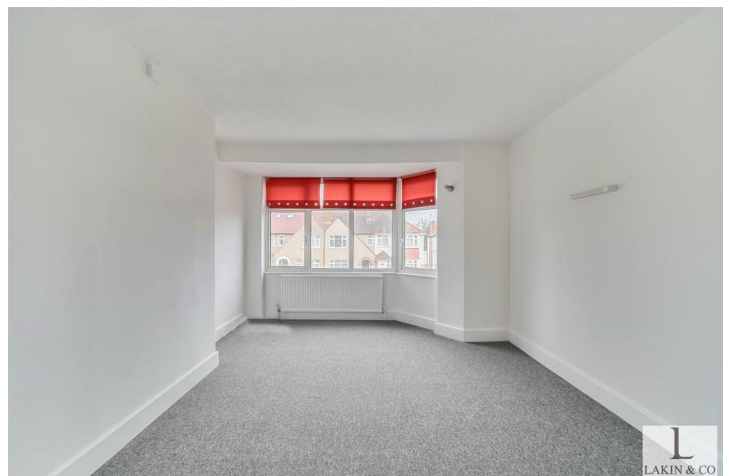
O2 - Good outdoor, variable in-home

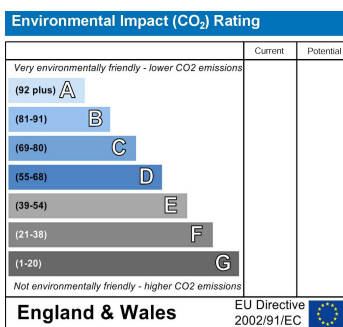
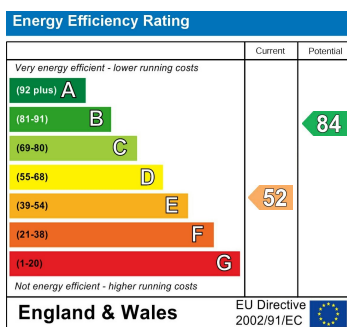
Vodafone - Good outdoor, variable in-home

*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/>









Victoria Avenue, Hillingdon, Uxbridge, UB10



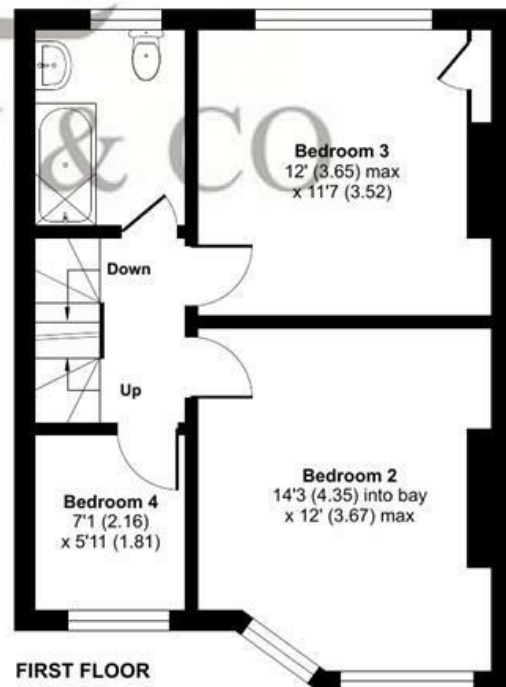
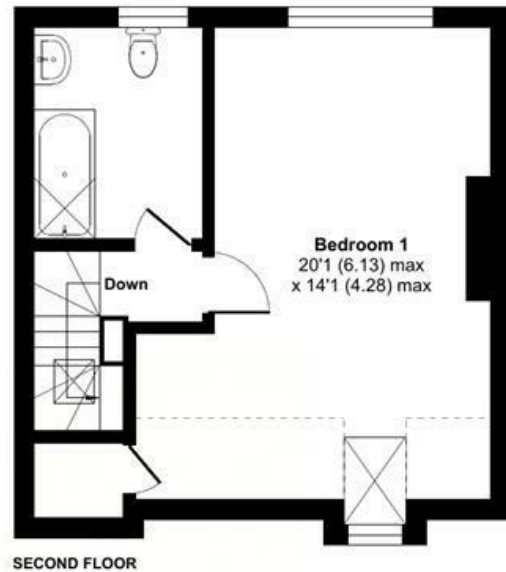
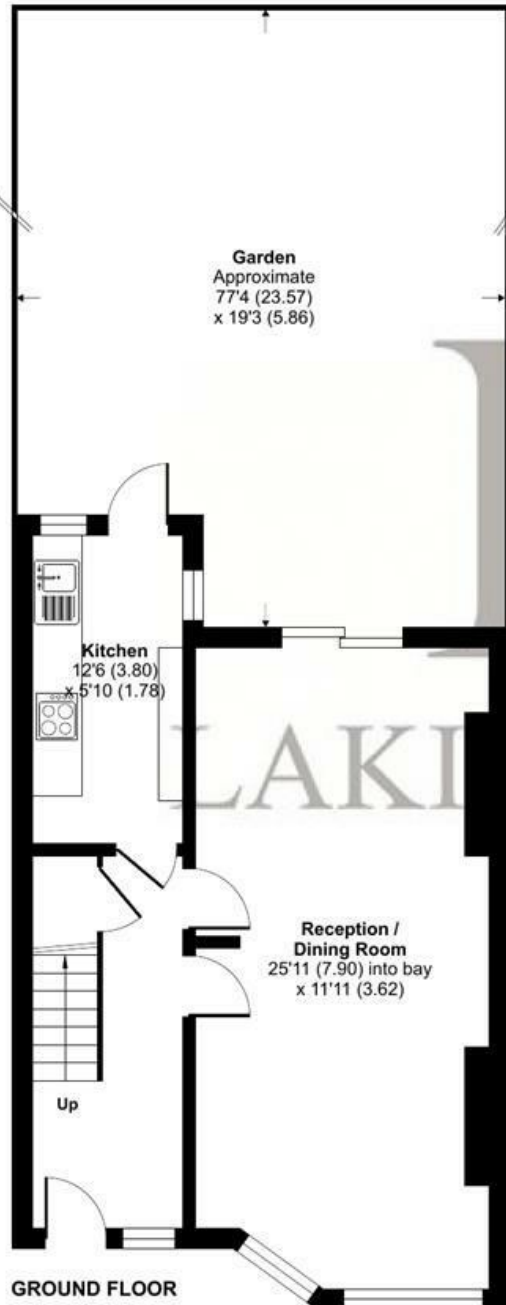
Approximate Area = 1250 sq ft / 116.1 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

Total = 1291 sq ft / 119.9 sq m

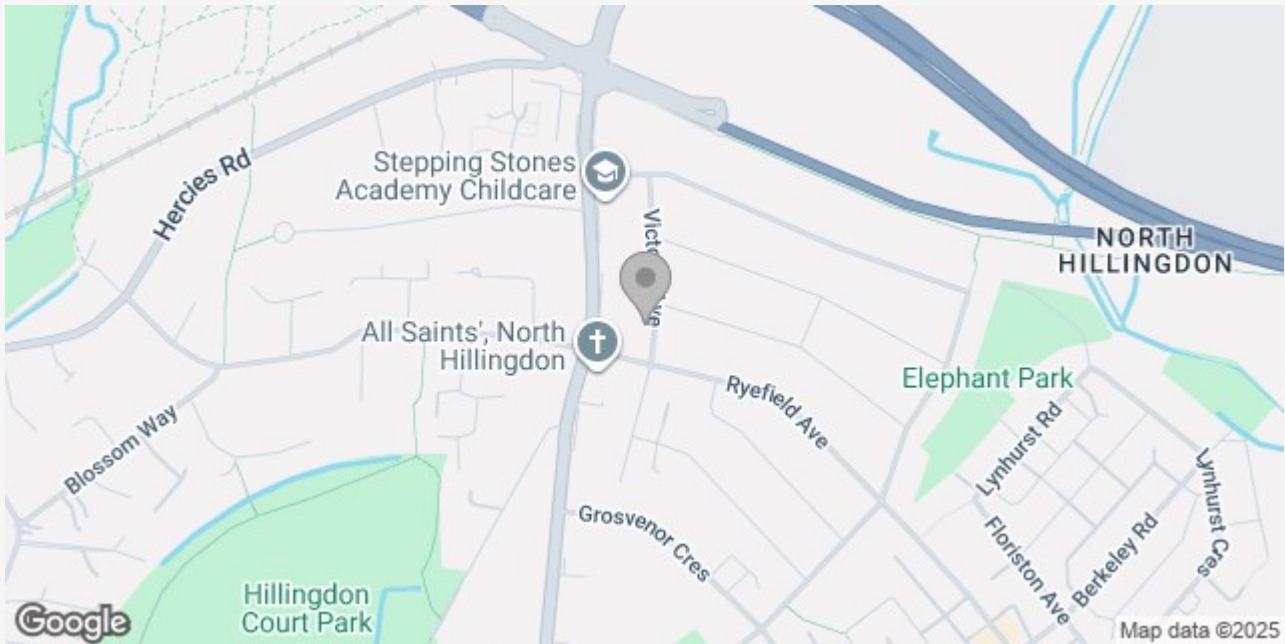
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1364851

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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