



## 11 Hambledon Close, Uxbridge, London, UB8 3UD

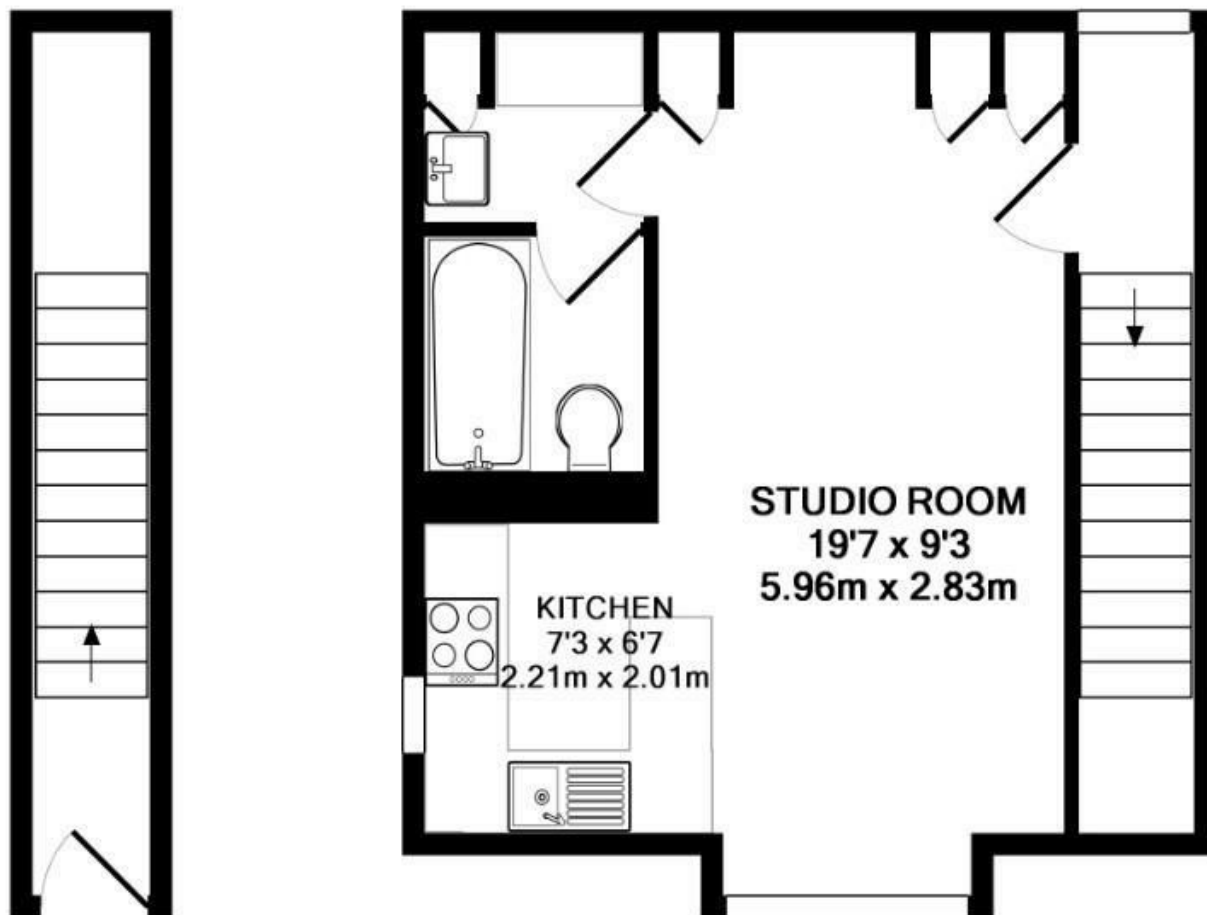
This well presented studio apartment is available unfurnished.

Located just off Lees Road Hillingdon this property has excellent transport links to Heathrow, Stockley Business Park and Uxbridge town centre.

Situated on the first floor this property has it's own entrance with the front door leading straight into the flat. It comprises of a good sized studio room, kitchen with fridge and oven/hob. There is a bathroom suite with adjacent utility room with washing machine.

The property also has the added feature of a free allocated parking space.

**£900 Per Calendar Month**



GROUND FLOOR  
APPROX. FLOOR  
AREA 60 SQ.FT.  
(5.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 321 SQ.FT.  
(29.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 381 SQ.FT. (35.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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			
England & Wales		74	77
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			