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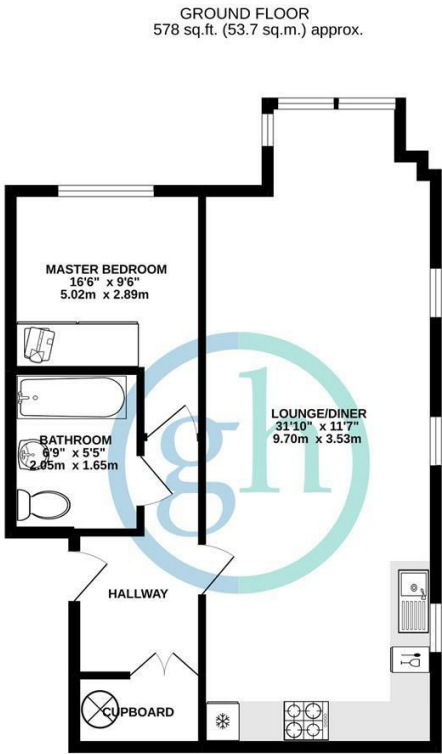


Hercies Road, Uxbridge, UB10 9NA
£1,495 PCM



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We are delighted to present to the market this immaculate luxury first floor apartment. Set within easy walking distance of Hillingdon this most desirable property briefly comprises : One double bedroom, open planned 30FT LOUNGE with fitted kitchen area and modern bathroom suite. Ideal for commuters and conveniently located for Hillingdon station and Heathrow airport the property also benefits from gas central heating with megafllo system, double glazing, allocated parking & gated. There are a good range of local shops, bus routes and rail links(Metropolitan/Piccadilly). The A40/M25 are within close proximity offering swift and easy access to both Central London and the Home Counties. There is also the added benefit of being a short walk from Oxford tube with regular buses into Oxford.



TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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