



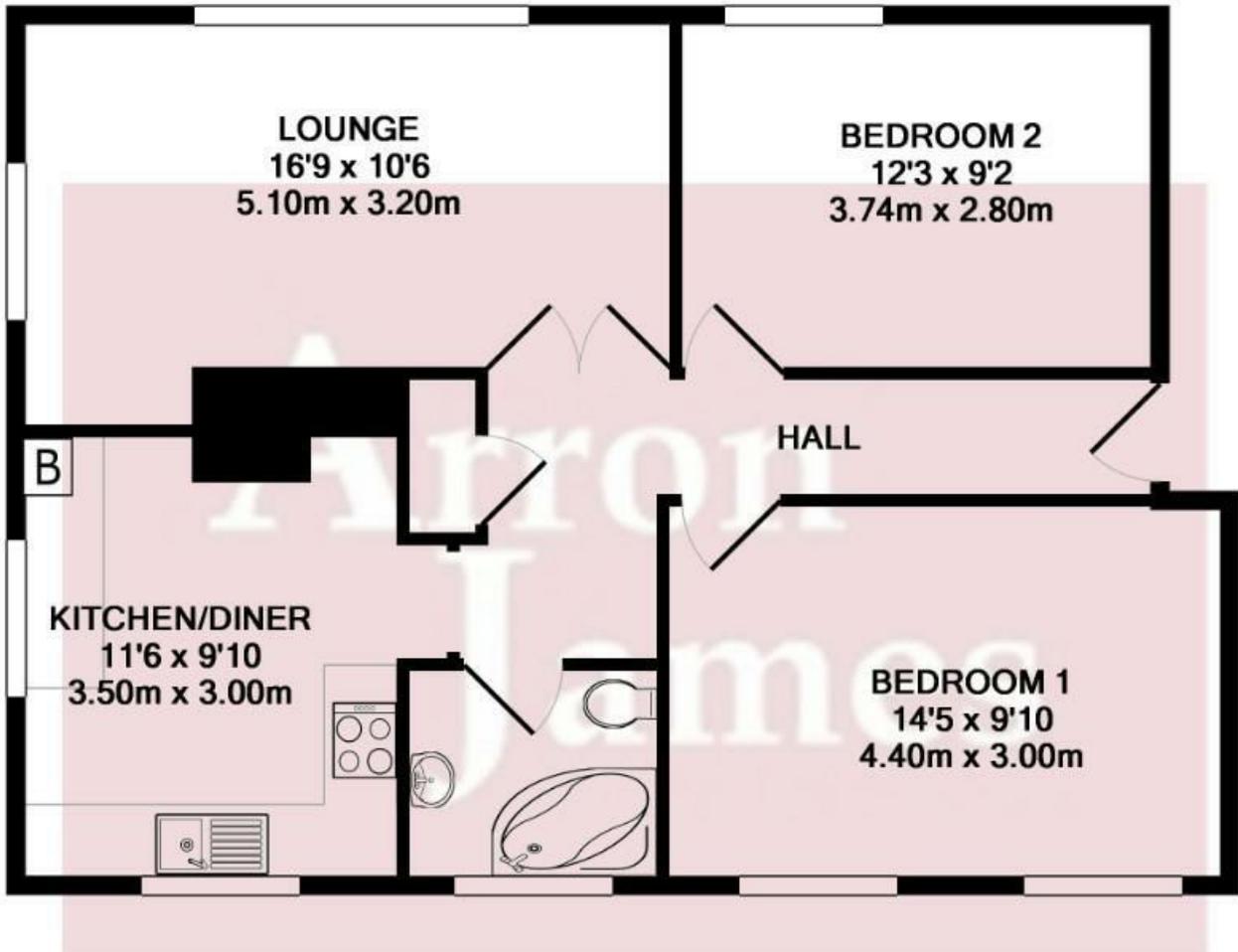
## 89 Moorfield Road, Uxbridge, London, UB8 3SJ

This two bedroom purpose built flat has generous proportioned rooms flooded with natural light situated in a pleasant location. Situated on the top floor this apartment is extremely spacious throughout and is available now for professional tenants only. Please note there is no lift in this apartment block so you will need to be able and willing to use the stairs.

Situation - Well located within easy reach of local shops, local bus routes and a short walk to West Drayton Main Line Station that will soon benefit from Crossrail, which will bring west Drayton to within a 40 minutes train journey to Canary wharf and give excellent regular access to the centre of London. The property also has excellent access to the M25 and M4 motorways. Uxbridge town centre is also easily accessible with its multiple shopping facilities, restaurants, bars and Metropolitan and Piccadilly line services to London. Heathrow Airport, Stockley Business Park, Hillingdon Hospital and Brunel University are all nearby.

- Apartment
- Top Floor
- Two Bedrooms
- Very Spacious
- Available Now
- Professional Tenants
- Fantastic Location
- Large Kitchen
- Two Double Bedrooms
- Call Today!

**£1,450**



TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.7 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		66	67
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		