

Est. 1947

tomkinsdavis

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Marlborough Parade, Uxbridge UB10 0LR

£1,950 Per Month

EPC Current Band:

DEPOSIT ALTERNATIVE AVAILABLE

Situated on Marlborough Parade in Hillingdon, this spacious four-bed split-level flat offers well-proportioned accommodation arranged over the first and second floors, with its own entrance at ground-floor level.

The first floor comprises; a generous living room, separate fitted kitchen, bathroom and a large double bedroom. The second floor provides three further bedrooms together with useful built-in storage.

Situated above commercial premises, the property is conveniently positioned for a range of local shops and everyday amenities, with regular transport links providing easy access towards Uxbridge and the surrounding areas.

COUNCIL TAX: Band D

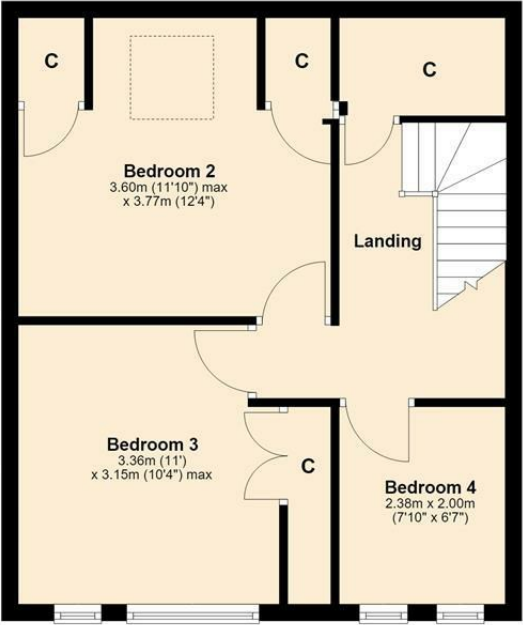
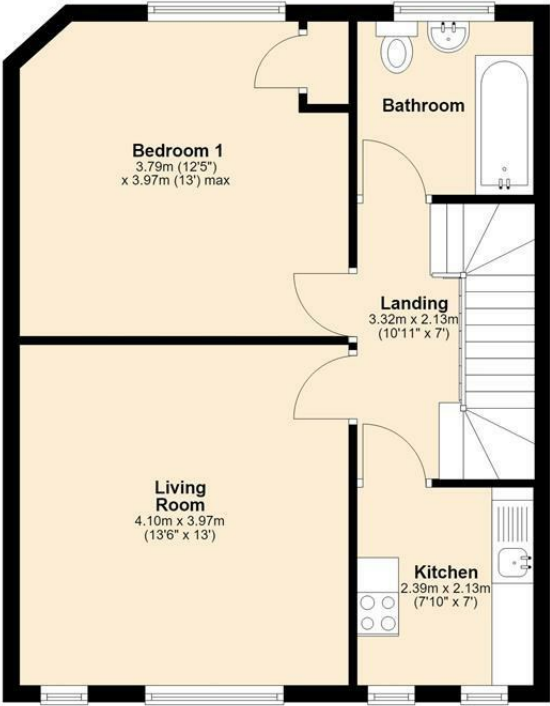
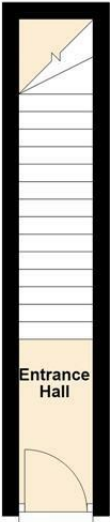
HOLDING RETAINER (equivalent to one week's rent): £450



First Floor

Second Floor

Ground Floor



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	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	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.