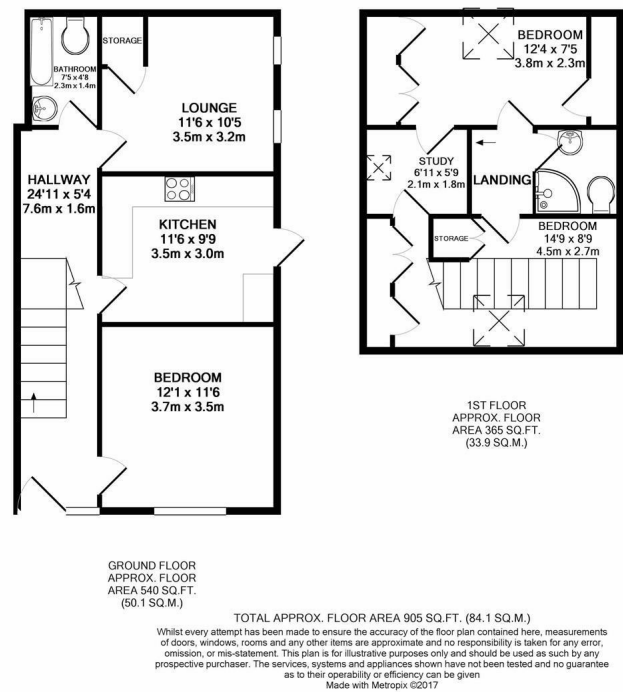




31 Derby Road, Uxbridge, UB8 2ND
£2,150 PCM



Floor Plan



Area Map



Accommodation

- Well presented property
- Sought after location
- Great transport links
- Stone's throw from Brunel University
- Walking distance to Uxbridge Town Centre
- Residential parking
- Private rear garden
- Close to local amenities
- Easy access to Heathrow Airport
- Furnished

Available Date
3rd September 2026



Energy Performance Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	75
(55-68) D				(55-68) D	75
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	



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