



- ONE Bedroom Top Floor Flat
- Modern Fitted Kitchen
- Double Bedroom With Fitted Wardrobes
- Double Glazing
- Available August 2026

- Spacious Lounge
- Bathroom With Shower
- Communal Gardens
- Close To Town Centre
- EPC Rating D

We are proud to present this one-bedroom top-floor flat situated close to Uxbridge Town Centre. Located off Harefield Road in a quiet cul-de-sac in Bawtree Road, which is on one of North Uxbridge's most desirable roads. The accommodation briefly comprises a communal entrance, entrance hall, spacious lounge, modern fitted kitchen with white goods, large double bedroom with fitted wardrobes and a modern bathroom with overhead shower.

The property is set amongst well-maintained landscaped ground with on-street permit parking available, and the property itself also benefits from electric heating, double glazing and an entry phone system.

Conveniently placed just moments from the Town centre with Uxbridge tube station (Metropolitan and Piccadilly Lines) and for the motorist, the A40/M40/M25 is within close proximity, providing easy and direct access into central London and the surrounding Home Counties. Uxbridge not only boasts two shopping centres, local bars/restaurants and transport links but also offers great sports facilities nearby with the Uxbridge sports and leisure complex with an Olympic outdoor pool only a short walk away.

Available August 2026, unfurnished.

Rent: £1,350 PCM

Deposit: £1,557.69 (5 weeks' rent)

Holding deposit: 1 week's rent £311.53 (which will be used towards the remaining move-in money due)

Local authority: C

Council tax band: Hillingdon

Internet Speed: Download - (up to) 58 Mbps Upload - (up to) 9 Mbps

Mobile Coverage:

EE - Good outdoor, variable in-home

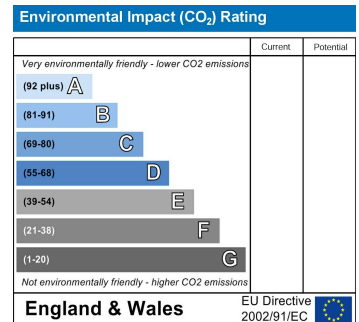
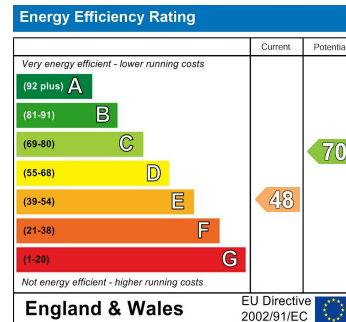
O2 - Good outdoor and in-home

Three - Good outdoor, variable in-home

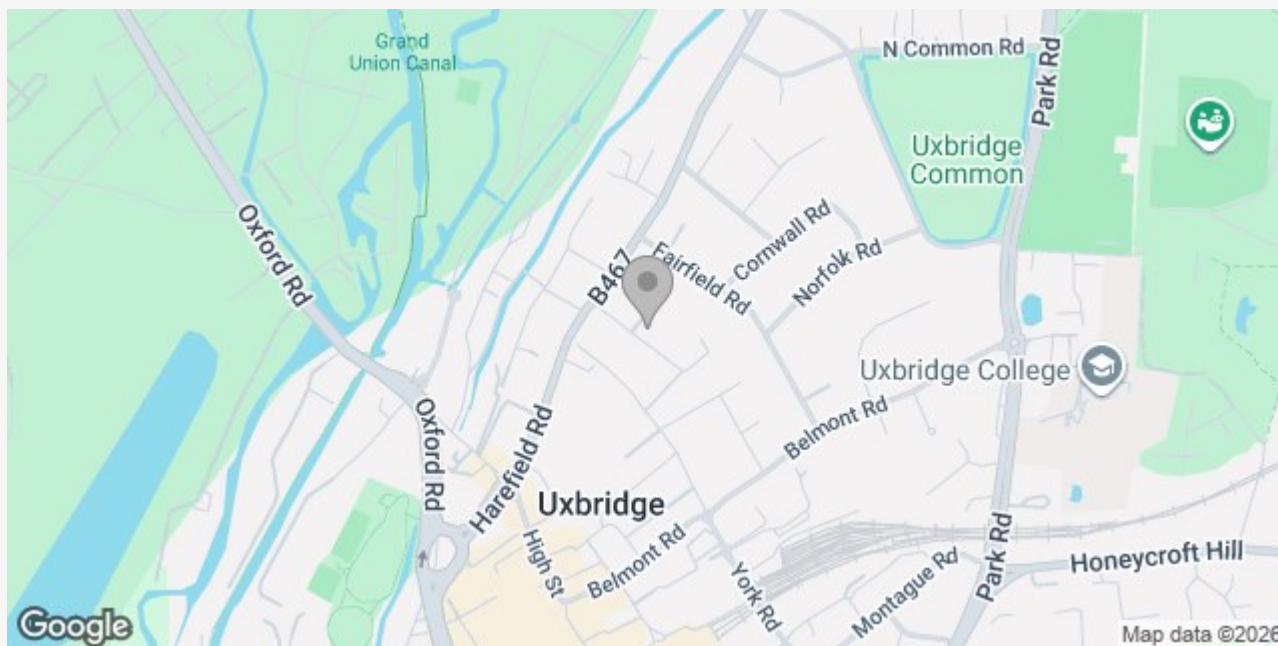
Vodafone - Good outdoor, variable in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer

or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.