



- ONE Double Bedroom
- High Street Location
- Open Plan Kitchen/Lounge
- Large Bathroom
- 5th Floor/Lift Access

- Modern Apartment
- Close to Uxbridge Station
- Double Glazing
- Part Furnished
- Available July 2026

We are very pleased to offer this modern one-bedroom apartment situated in the heart of Uxbridge Town Centre. The accommodation briefly comprises: an entrance hall, a modern fitted kitchen with integrated white goods, a lounge/diner, a large master bedroom and a bathroom with overhead shower. Further benefits include: a balcony and a video Entryphone system.

Excellent amenities with Uxbridge tube station (Metropolitan and Piccadilly lines) only a stone's throw away, and nearby shopping facilities including both The Chimes and Pavilions shopping centres with a selection of bars and restaurants.

Available July 2026, part furnished.

Rent: £1,345 PCM

Deposit: £1,551.92 (5 weeks' rent)

Holding deposit: 1 week's rent £310.38 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 1,000 Mbps Upload - (up to) 100 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

O2 - Good outdoor and in-home

Three - Good outdoor and in-home

Vodafone - Good outdoor and in-home

\*An EWS1 certificate has not been obtained on this building\*

\*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.uk/>



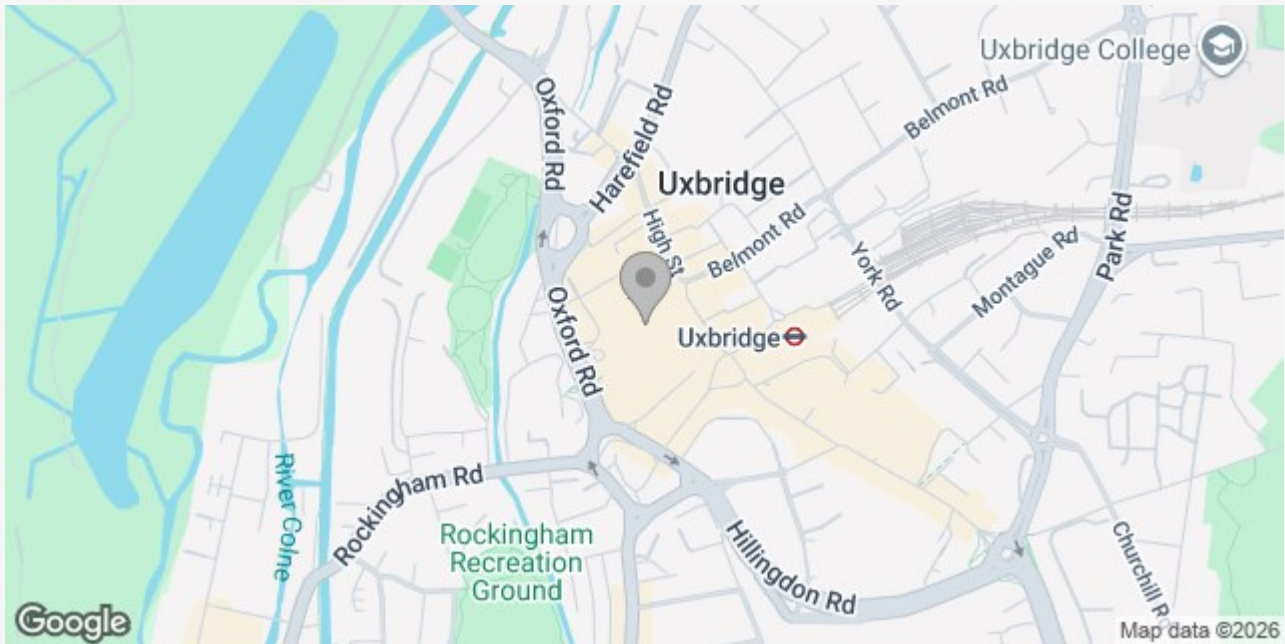


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>82</b>	<b>86</b>
<b>England &amp; Wales</b>		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>81</b>	<b>81</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.