



- Two Bedroom Maisonette
- Newly Refurbished
- Walk In Shower
- Ample Storage
- 0.4 miles to Uxbridge Tube Station

- Available Immediately
- Modern Fitted Kitchen
- Gas Central Heating
- Close To Uxbridge Town Centre
- EPC Rating C

We are pleased to bring to the market this newly refurbished TWO bedroom first-floor maisonette. The property briefly comprises: an open plan kitchen/living room with new white goods, two double bedrooms and a newly tiled bathroom with a walk-in shower.

The property also features gas central heating, double glazing, ample storage and use of a paved front patio.

The property is located within walking distance of Uxbridge Town Centre which offers a wide variety of restaurants, coffee shops, supermarkets and has access to two shopping centres. The nearby Uxbridge train station offers access to the Metropolitan/Piccadilly lines and the A40/M40 are within a short drive.

Available immediately, unfurnished.

Rent: £1,650 PCM

Deposit: £1,903.84 (5 weeks' rent)

Holding deposit: 1 week's rent £380.76 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon Council

Council tax band: C

Internet Speed: Download - (up to) 1,800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

O2 - Good outdoor, variable in-home

Three - Good outdoor and 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/>





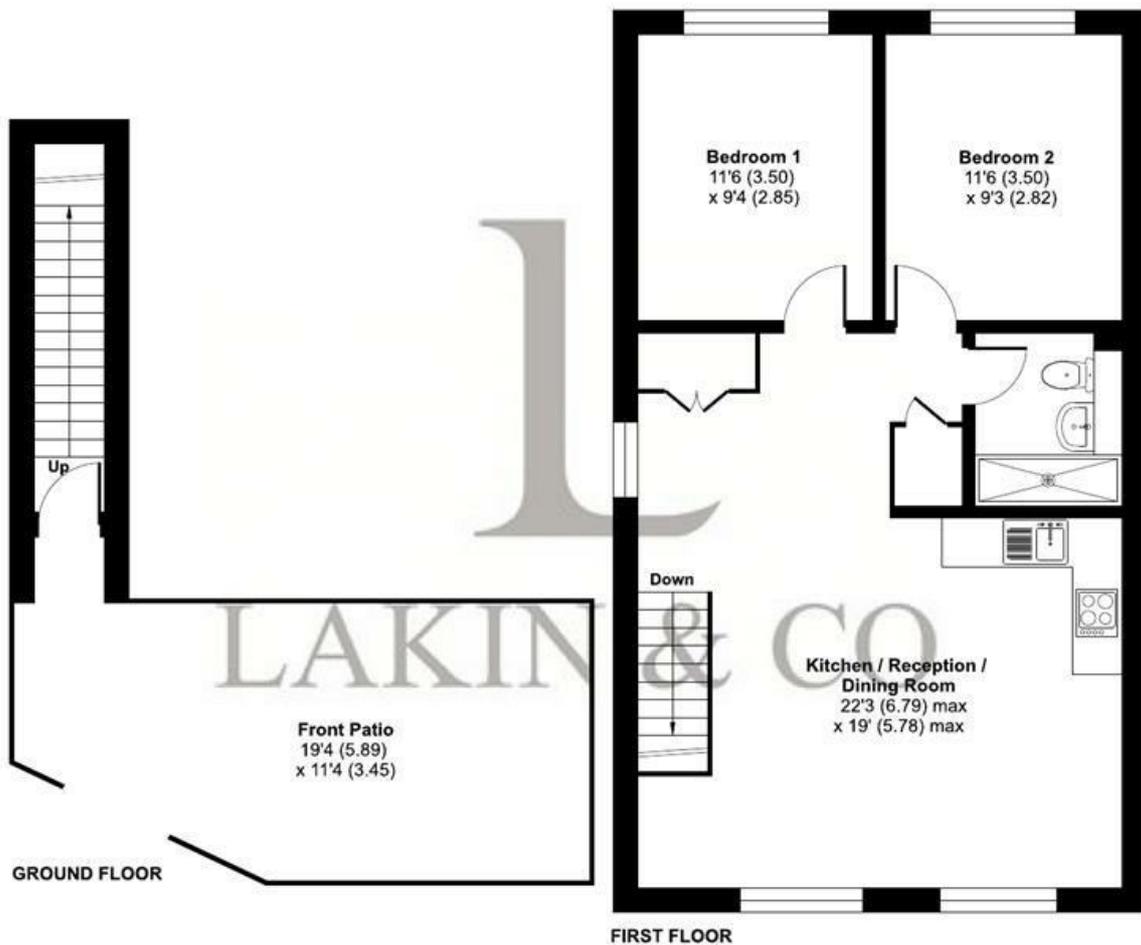
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Rockingham Road, Uxbridge, UB8

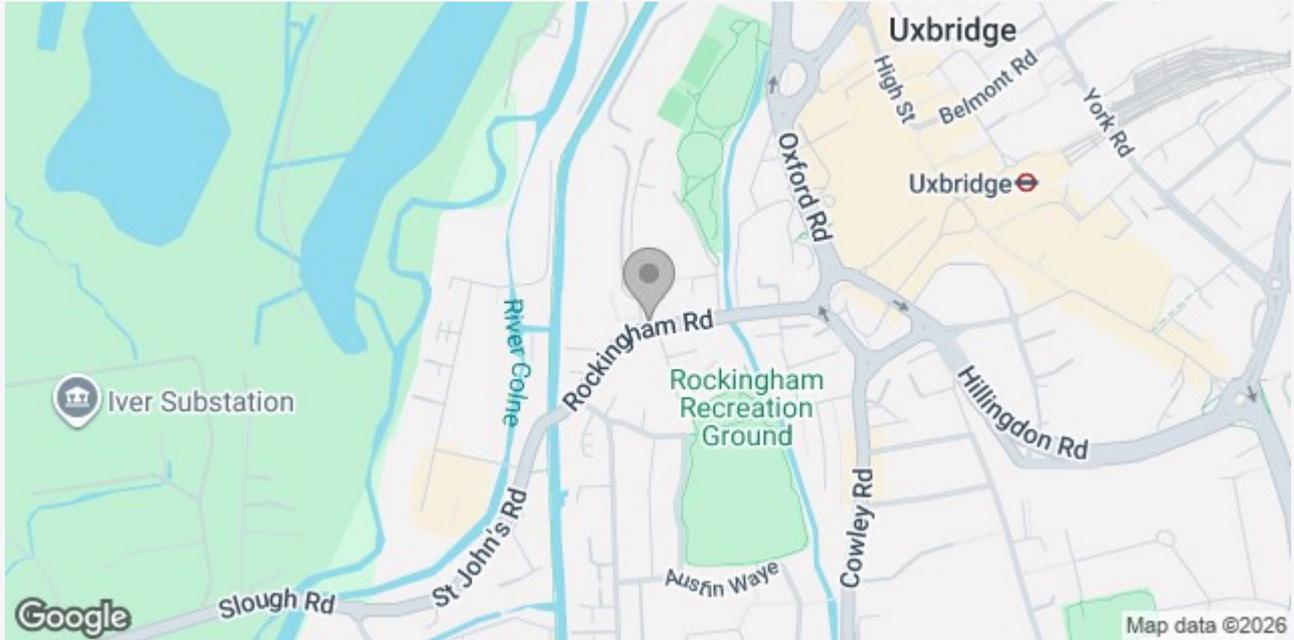
Approximate Area = 700 sq ft / 65 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lakin & Co. REF: 1411162

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.