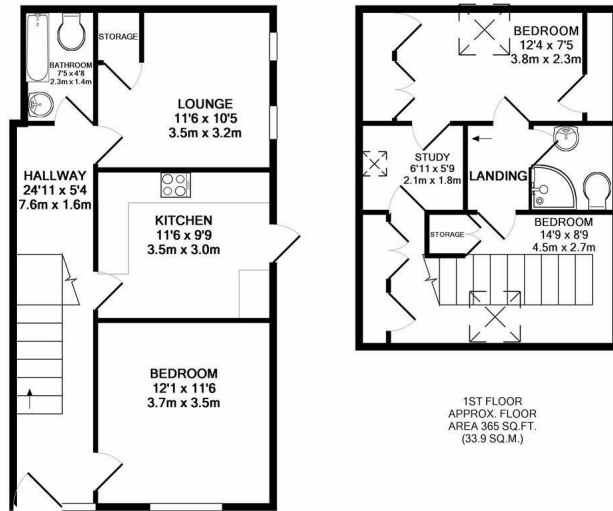




31 Derby Road, Uxbridge, UB8 2ND
£2,300 PCM



Floor Plan



GROUND FLOOR
APPROX. FLOOR AREA 540 SQ.FT. (50.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Accommodation

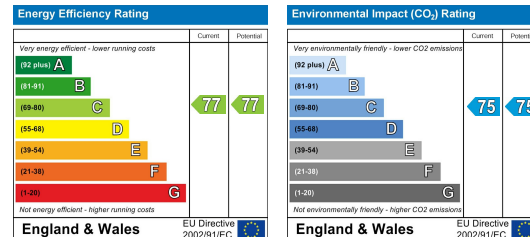
- Well presented property
- Sought after location
- Great transport links
- Stone's throw from Brunel University
- Walking distance to Uxbridge Town Centre
- Residential parking
- Private rear garden
- Close to local amenities
- Easy access to Heathrow Airport
- Furnished

Available Date

26th September 2026



Energy Performance Certificate



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.