



TO LET

Myddleton Road, Uxbridge
£1,395 pcm + security deposit

Spacious one bedroom flat a short walk to underground - available immediately.

- **Spacious ground floor flat**
- **Spacious**
- **Well maintained building**
- **One allocated parking space**
- **Some visitor parking**
- **Electric heating**
- **Good natural light**
- **Bathroom with bath & shower over**



**£1,395 pcm +
security deposit**

**Myddleton Road,
Uxbridge,**

UB8 2DN

Available immediately is this bright, spacious one-bedroom apartment ideally located in Uxbridge (UB8 2DN). Situated in a secure, well-kept building with an entry phone system, this unfurnished property is freshly cleaned and neutrally decorated throughout, offering excellent accommodation for its next resident.

Key Features

- Living Space: A very large living room with plenty of natural light.
- Bedroom: Generous double bedroom featuring practical built-in wardrobes.
- Kitchen: Functional galley-style kitchen with appliances (please ask for specific details).
- Bathroom: Clean bathroom suite featuring a bath with an overhead shower.
- Heating: Energy-efficient mix of Economy 7 and electric panel heaters.

Exterior & Parking

- One dedicated off-street parking space situated on a quiet one-way street.
- Additional visitor parking available on-site.

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Location & Logistics

- Prime Location: Just a short walk to Uxbridge underground station and the vibrant town centre.
- Council Tax: Band C (Hillingdon Borough Council).
- EPC Rating: Grade D.
- Availability: Unfurnished and available to move in right away.

Viewing is highly recommended to appreciate the size and excellent location of this property.

NB - Hot water is on an immersion with a timing clock and not Economy 7.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





Floor Plan produced for Paul Kingham Lettings by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the
 preparation of this plan, please check all dimensions, angles and compass bearings before making any decisions reliant upon them.

Directions



Certificate Number : 7002-3037-5204-5614-5200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7002-3037-5204-5614-5200>

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.