

Gainsborough Road

Hayes • Middlesex • UB4 8PT

PCM: £1,350 PCM



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An immaculately presented one bedroom first floor maisonette situated in a quiet location whilst also being within easy reach of Uxbridge Town Centre, Hillingdon Hospital & Brunel University. The property itself comprises open plan reception room leading to a fully fitted kitchen, large bedroom & bathroom. One allocated parking space included.

Available now & unfurnished.

First Floor Maisonette

Fantastic Condition

Unfurnished

Allocated Parking Space

Local Amenities

Quiet Location

Council Tax Band C

Close To Uxbridge Town Centre

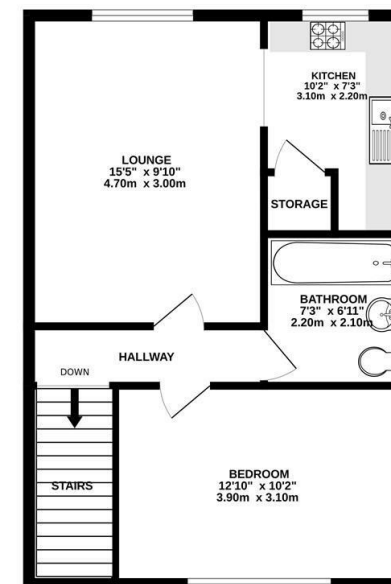
Available Date

24th October 2026



GROUND FLOOR
25 sq. ft. (2.3 sq. m.) approx.

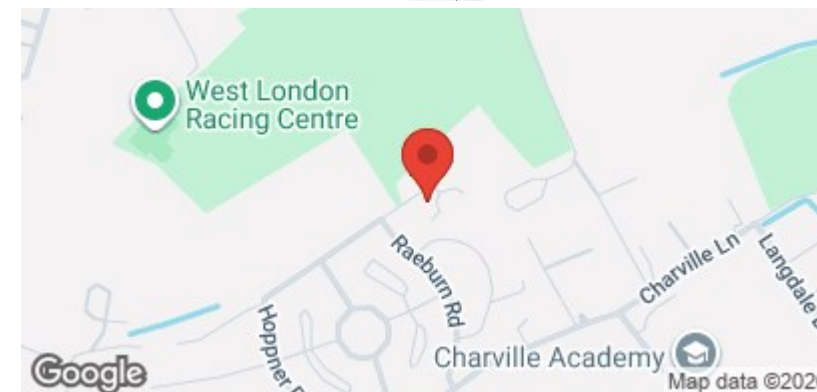
FIRST FLOOR
525 sq. ft. (48.6 sq. m.) approx.



TOTAL FLOOR AREA: 550 sq. ft. (51.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

Made with Metreplan C5023



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01895 257 566

1 Vine Street, Uxbridge,
Middlesex, UB8 1QE

propertymanagement@coopersresidential.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		75	78
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Important Notice: 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 has the authority to make or give any representation or warranty in respect of the property.