



- TWO Bedroom Flat
- Fitted Kitchen
- Walking Distance To Uxbridge Town Centre
- Available December 2025
- Ground Floor
- Allocated Parking
- Part Furnished
- EPC Rating C

We are proud to offer this two-bedroom ground-floor apartment located in a popular modern development, a short walk from Uxbridge Town Centre. The property briefly comprises of two double bedrooms, a modern fitted kitchen, tiled bathroom and lounge.

The property boasts allocated parking, visitor parking, an entry phone system, off-peak electric heating, fitted wardrobes and plenty of storage spaces. This property is perfectly suited for a professional couple looking for a modern apartment with excellent transport links via Uxbridge Station (Metropolitan / Piccadilly lines) and the A40/M25/M40.

Available December 2025, Part Furnished

Price - rent: £1,400 PCM

Deposit: £1,615.38 (5 weeks' rent)

Holding deposit: 1 week's rent £323.07 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 1800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage (Indoor):

Voice

EE - Limited

Three - Likely

O2 - Likely

Vodafone - Likely

Data

EE - Limited

Three - Limited

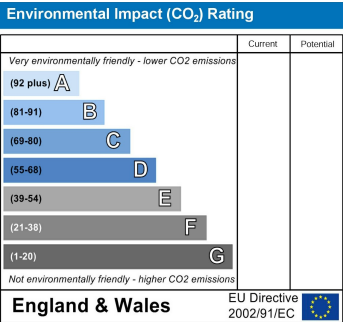
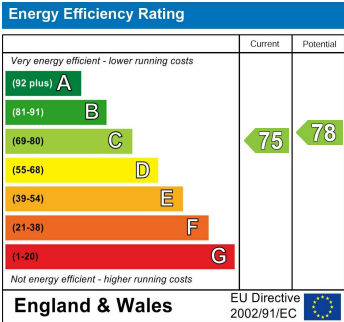
O2 - Likely

Vodafone - Likely

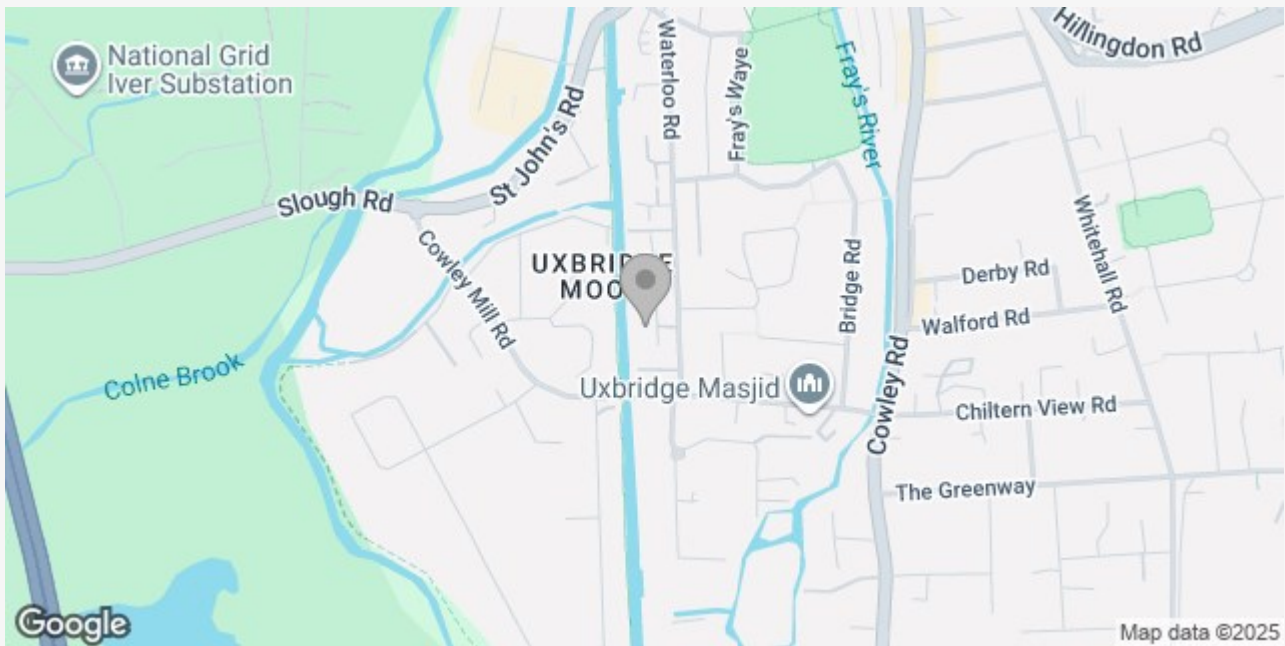
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk/>







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

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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.