



- ONE Bedroom Apartment
- Allocated Parking
- Fitted Wardrobes
- Double Glazing
- Available July 2026 Unfurnished
- Ground Floor
- Communal Gardens
- Bathroom With Shower
- Electric Heating
- EPC Rating D

A well-presented ONE-bedroom ground floor flat located conveniently just off Uxbridge Road, offering easy access to local shops, schools and transport links into Uxbridge with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station.

For the commuter, the A40 and M4 are also close by, as well as Hillingdon Hospital, Brunel University and Stockley Business Park. The property comprises; a large lounge with doors opening to gardens, a separate modern fitted kitchen with white goods, a large double bedroom with wardrobes, modern tiled bathroom with a new shower.

The property also benefits from; an entry phone system, well-maintained communal gardens, allocated parking space and visitor spaces.

Available July 2026 unfurnished.

Rent: £1,200 PCM

Deposit: £1,384.62 (5 weeks' rent)

Holding deposit: 1 week's rent £276.92 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon Council

Council tax band: B

Internet Speed: Download - (up to) 1,000 Mbps Upload - (up to) 100 Mbps

Mobile Coverage:

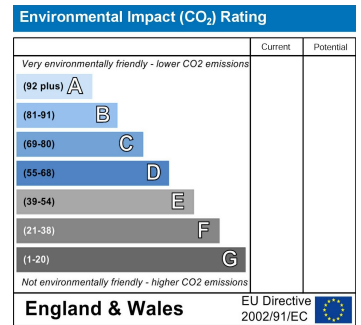
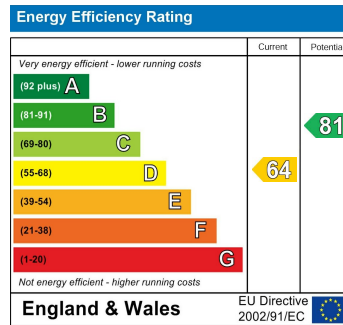
EE - Good outdoor, variable in-home

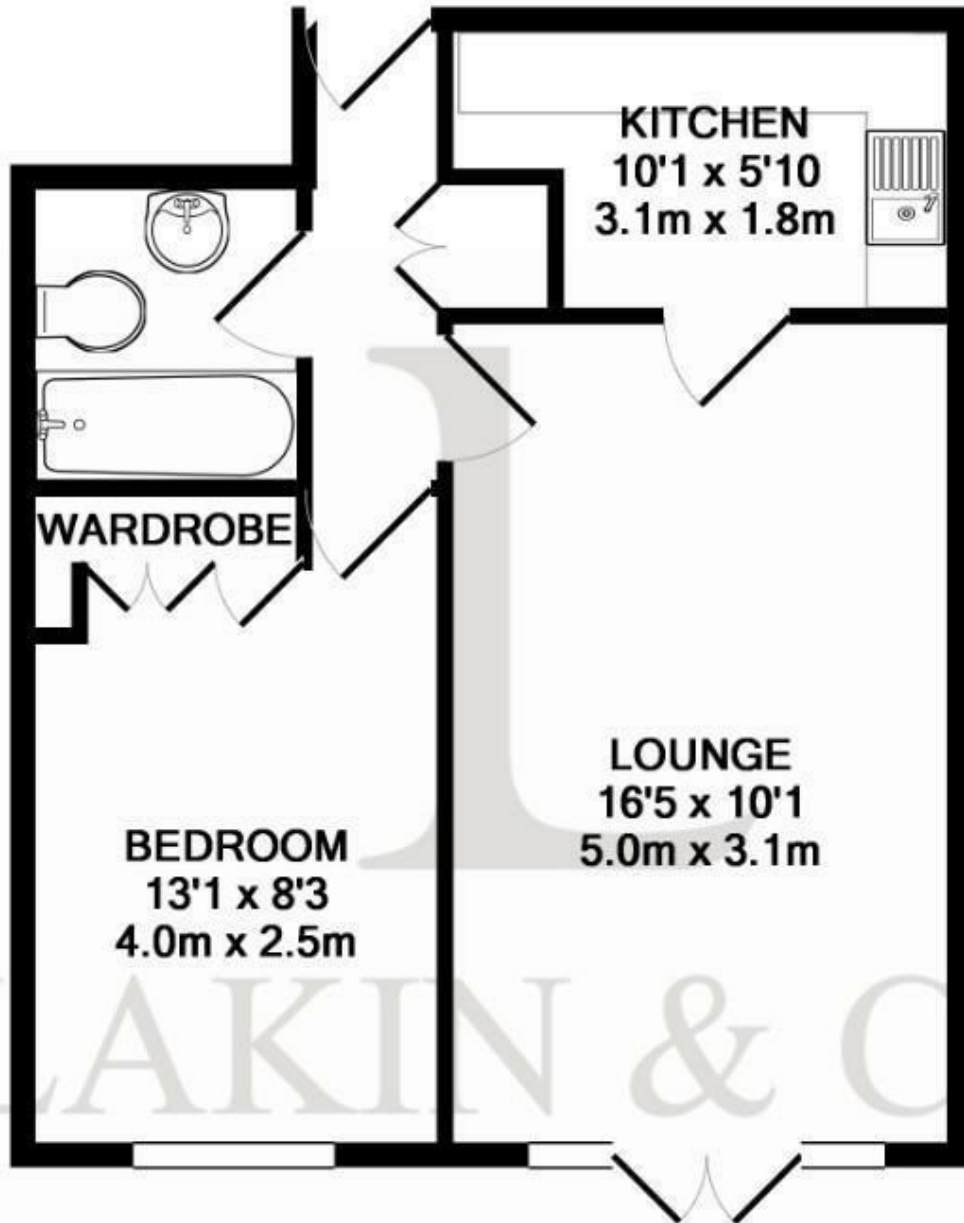
O2 - Good outdoor and in-home

Three - Good outdoor and in-home

Vodafone - Good outdoor and 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/>



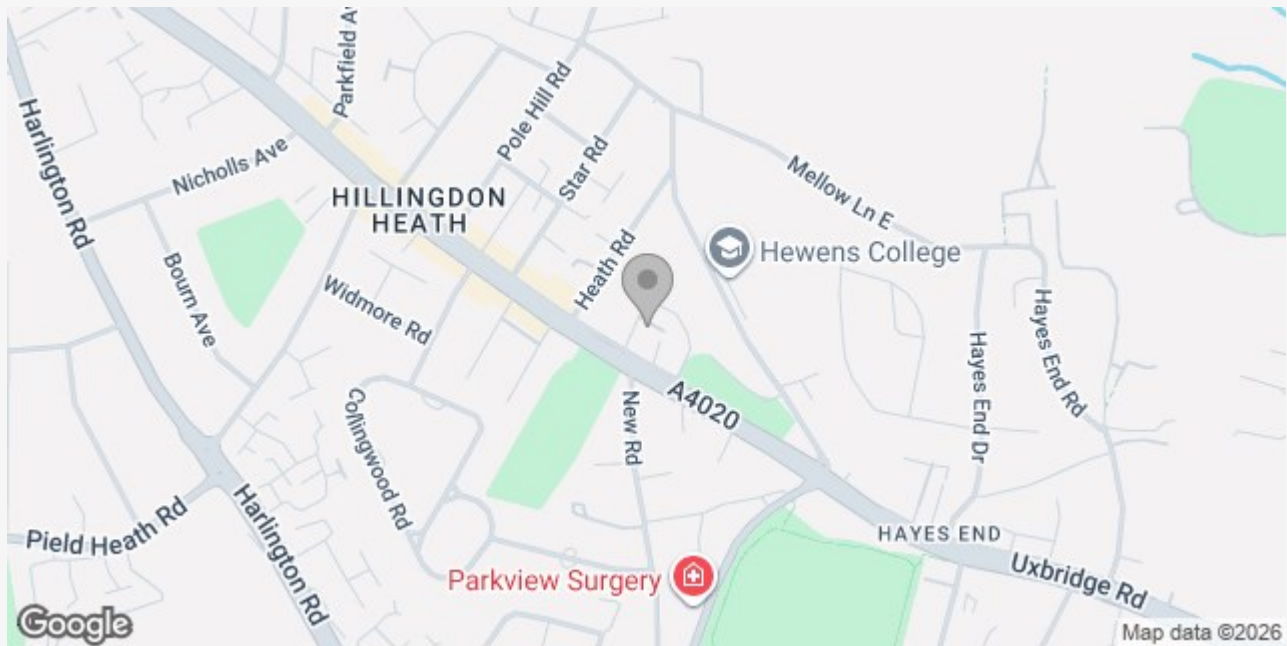


**TOTAL APPROX. FLOOR AREA 391 SQ.FT. (36.3 SQ.M.)**

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

Made with Metropix ©2016

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.