



- Two Bedroom Maisonette
- Recently Refurbished
- Fitted Kitchen With White Goods
- Gas Central Heating
- Garage

- First Floor
- Spacious Lounge
- Viewings Over Uxbridge Common
- Communal Gardens
- EPC Rating D

We are proud to present this newly refurbished two-bedroom first-floor maisonette with views overlooking Uxbridge Common and just a short walk from Uxbridge Town Centre and tube station. The property briefly comprises: own entrance, stairs up to spacious landing, large lounge, fitted kitchen with white goods, two bedrooms, bathroom with overhead shower and separate WC.

Further benefits include: communal gardens, gas central heating, double glazing, a garage and excellent transport links for A40/M40/M25 junctions providing access into Central London and the Home Counties.

Available immediately, unfurnished.

Rent: £1,650 PCM

Deposit: £1,903.85 (5 weeks' rent)

Holding deposit: 1 week's rent £380.77 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: D

Internet Speed: Download - (up to) 1,800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage:

EE - Good outdoor

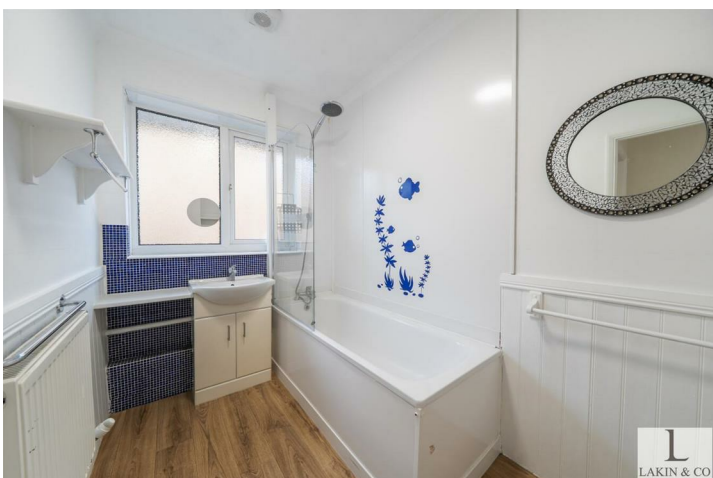
O2 - Good outdoor and in-home

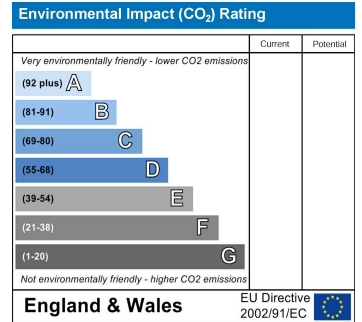
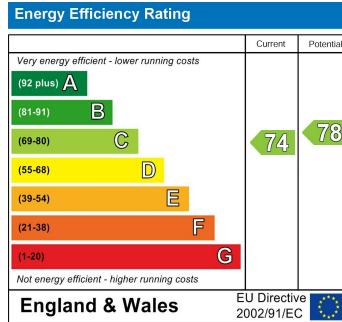
Three - Good outdoor

Vodafone - Good outdoor, variable 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/>







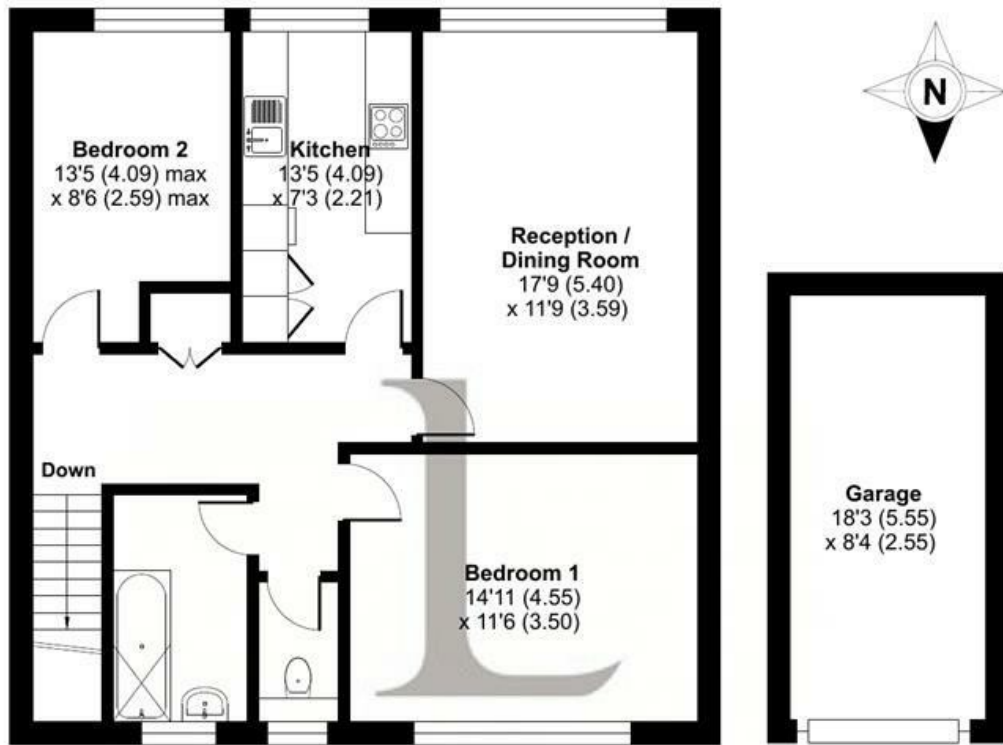
North Common Road, Uxbridge, UB8

Approximate Area = 904 sq ft / 83.9 sq m

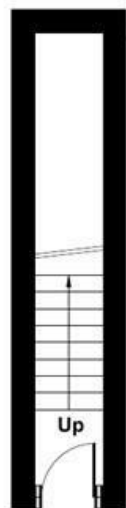
Garage = 152 sq ft / 14.1 sq m

Total = 1056 sq ft / 98 sq m

For identification only - Not to scale



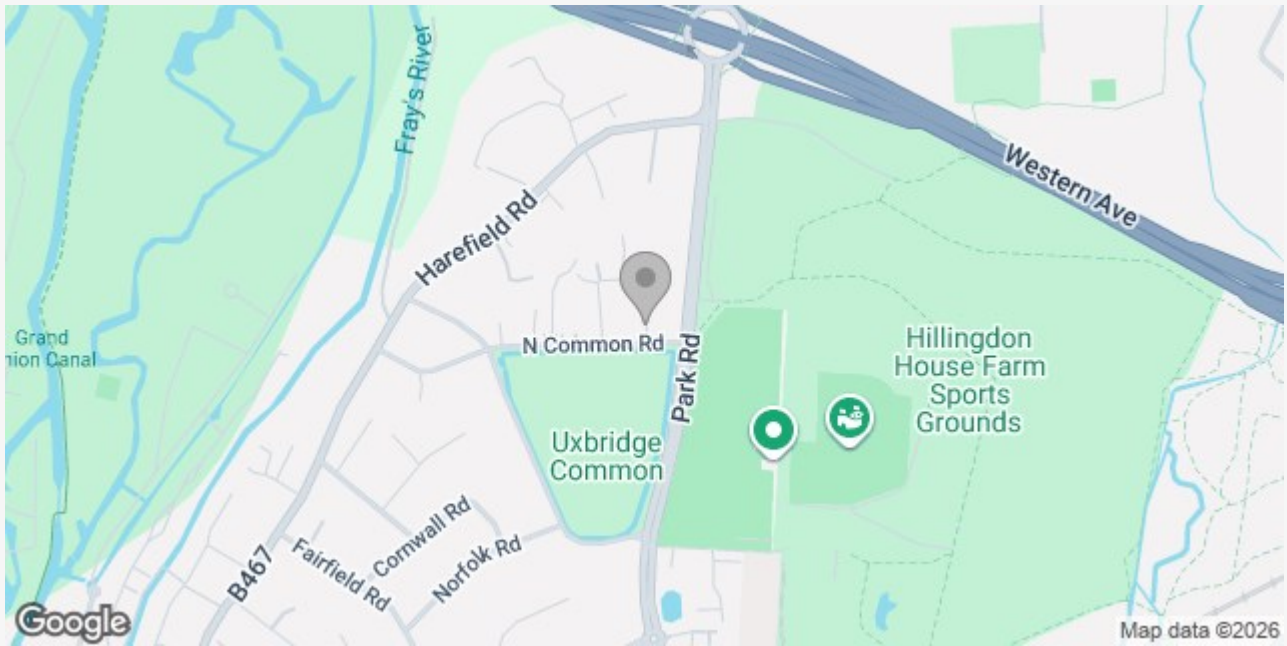
FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lakin & Co. REF:1467283

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.



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