



- One Bedroom Maisonette
- Gas Central Heating
- Spacious Lounge
- Unfurnished
- Available November 2026

- Walking Distance to Town Centre
- Double Glazing
- Permit Parking
- Fitted Wardrobe
- EPC Rating C

A conveniently located first-floor one-bedroom maisonette within walking distance of Uxbridge Town Centre.

The property comprises its own front door entrance, one double bedroom with a fitted wardrobe, a modern fitted kitchen with white goods, a large lounge and a modern tiled bathroom with an overhead shower.

Additional features include: wood-effect flooring throughout, gas central heating, double-glazed windows and residential on-street parking.

Within walking distance of Uxbridge Tube Station (Metropolitan and Piccadilly Lines), Brunel University and ideally located within close proximity of Heathrow Airport, Stockley Business Park and A40/M40/M25 and M4 motorway junctions.

Available November 2026, unfurnished.

Rent: £1,300 PCM

Deposit: £1,500 (5 weeks' rent)

Holding deposit: 1 week's rent £300.00 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: C

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

Mobile Coverage:

EE - Good outdoor, variable in-home

O2 - Good outdoor, variable in-home

Three - Good outdoor, variable in-home

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/>

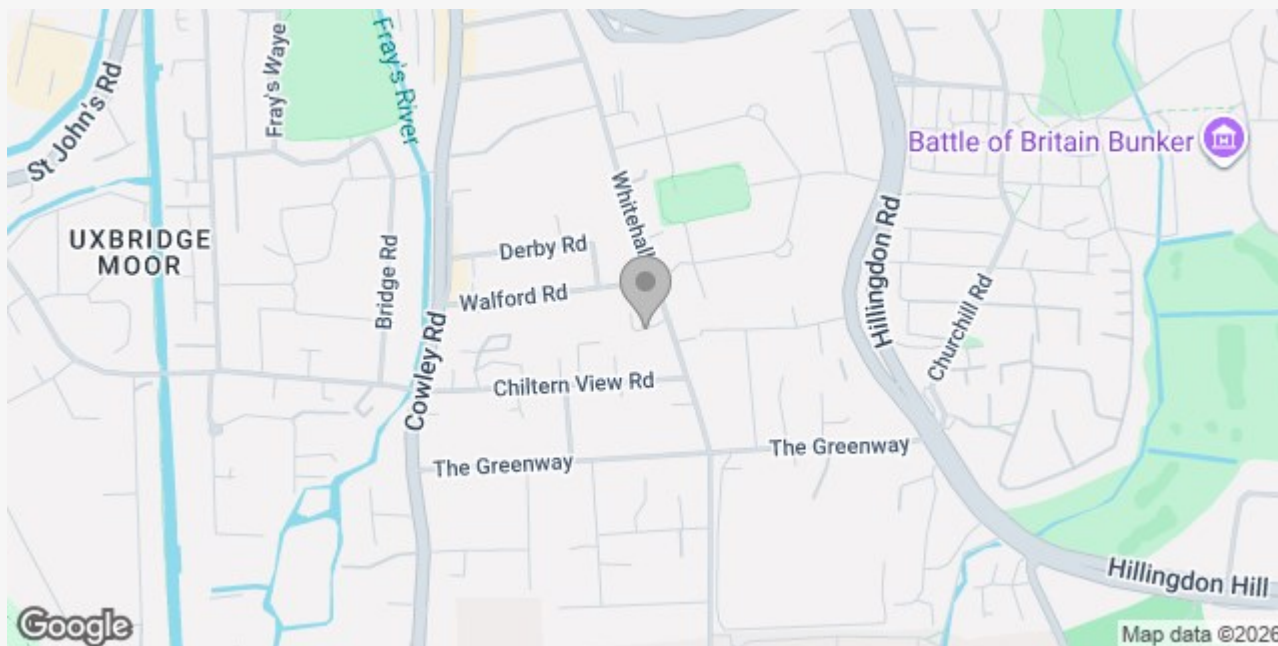




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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