



- Studio Flat
- Quiet Residential Cul-De-Sac
- Electric Heating
- Close To Hillingdon Hospital
- Communal Gardens

- Ground Floor
- Double Glazing
- Available Furnished Immediately
- Allocated Parking Space
- EPC Rating C

A ground-floor studio apartment situated in a quiet residential cul-de-sac in Uxbridge. Just a short bus ride to Uxbridge Town Centre, Stockley Business Park and Heathrow Airport, also within walking distance of Hillingdon Hospital and Brunel University.

This well maintained property briefly comprises: communal entrance hall, a hallway with an entry phone system, a large living area, a modern fitted kitchen with white goods and a tiled shower room. Further benefits include: an allocated parking space, communal gardens, electric heating and double-glazing

There are excellent local amenities and scenic routes nearby, and you are well located for the road user with A40/M40/M25 motorway junctions a short drive away.

Available immediately, furnished with white goods.

Rent: £975 PCM

Deposit: £1,125 (5 weeks' rent)

Holding deposit: 1 week's rent £225 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: B

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

Mobile Coverage:

EE - Good outdoor, variable in-home

O2 - Good outdoor

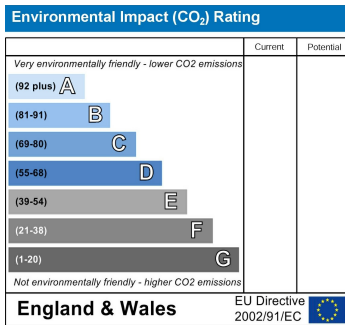
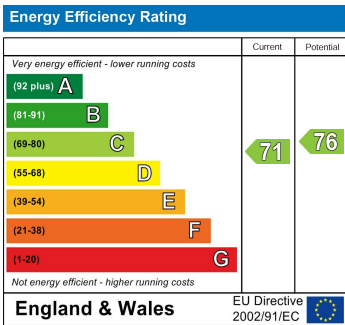
Three - Good outdoor and in-home

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/>



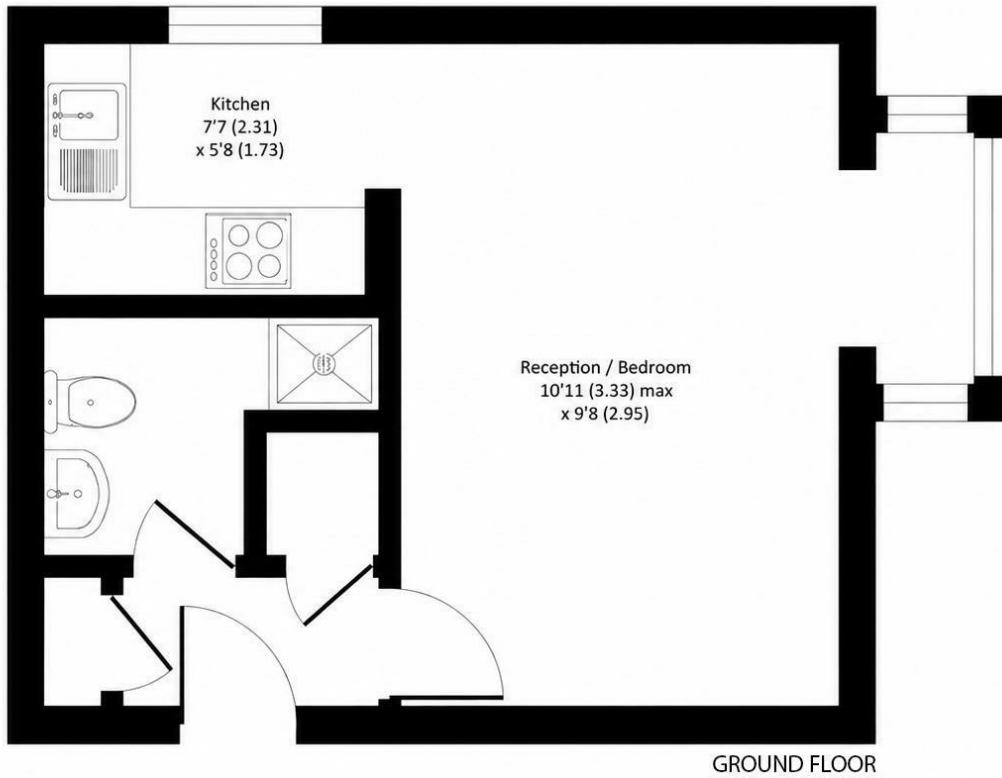




Clarks Drive, Hillingdon, Middlesex, UB8 3UN

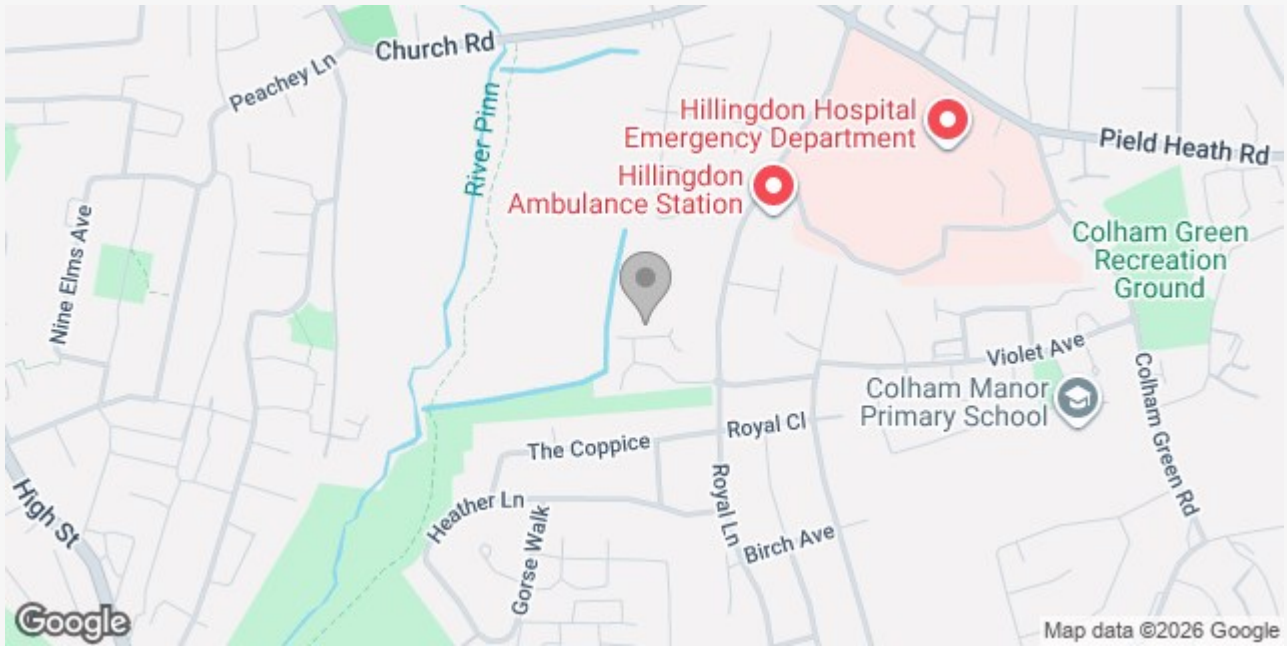
Approximate Area = 284 sq ft / 26 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.

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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