



- ONE Bedroom Apartment
- Open Plan
- Close To Tube Station
- Off Street Parking
- EPC Rating D

- Uxbridge Town Centre
- Double Shower
- Private Balcony
- Available Immediately

Set within the heart of Uxbridge Town centre, we are proud to present this one-bedroom first-floor apartment. The property briefly comprises: an entrance hall, a spacious lounge that is open plan to a modern fitted kitchen area with breakfast bar, a main bedroom with fitted wardrobes and a modern bathroom with a double shower.

Further benefits include a private balcony, allocated parking and well-kept communal grounds.

Cumbrian Way is situated just a stone's throw away from Uxbridge town centre and all its amenities, including The Chimes and The Pavillions shopping centres, a number of highly regarded restaurants and bars, along with its Metropolitan/Piccadilly line station. The M25/M40 and A40 with their direct links to London and the home counties, are just a short drive away.

Rent: £1,050 PCM

Deposit: £1,211.54 (5 weeks' rent)

Holding deposit: 1 week's rent £242.31 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon Council

Council tax band: C

Download - (up to) 16 Mbps Upload - (up to) 1 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

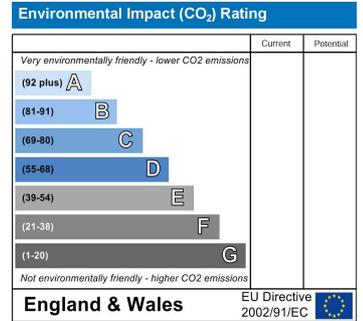
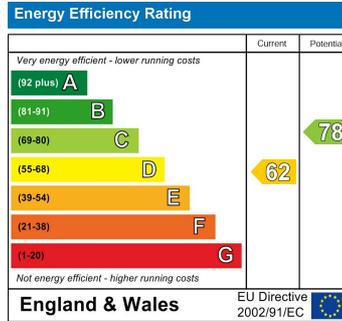
O2 - Good outdoor and in-home

Three - Good outdoor, variable 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/>





Cumbrian Way, Uxbridge, UB8

Approximate Area = 457 sq ft / 42.4 sq m

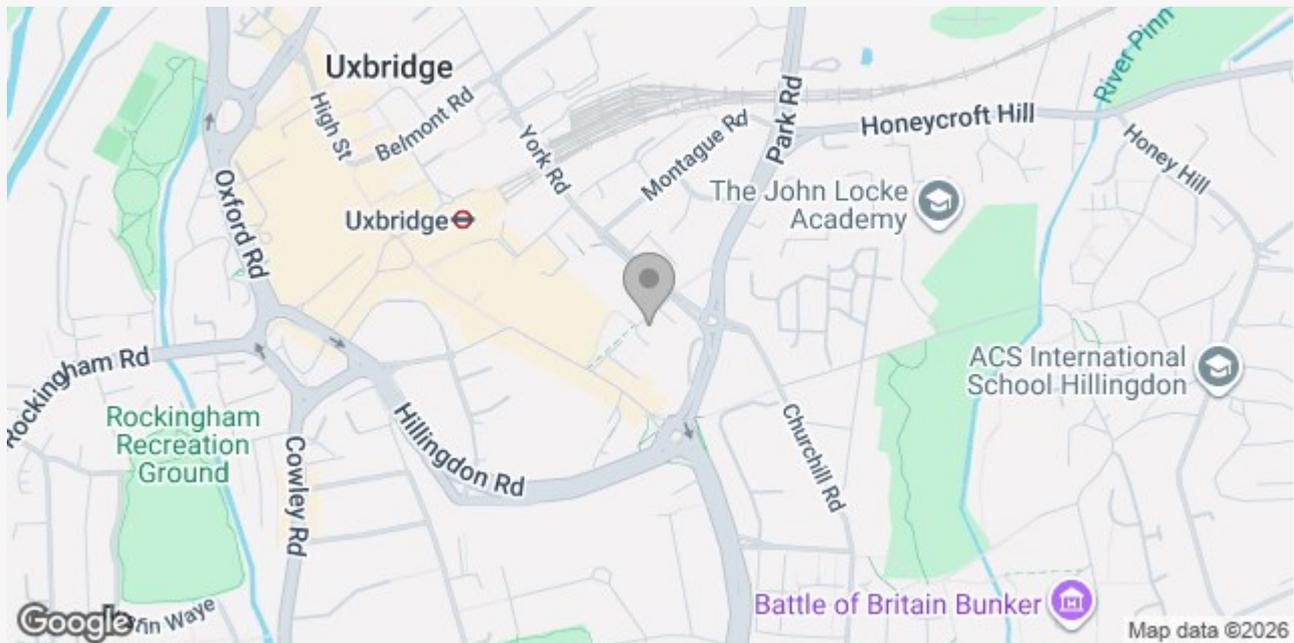
For identification only - Not to scale



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1354596

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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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.