



- Two Bedroom Two Bathroom Apartment
- Two Private Balconies
- Second Floor
- Walking Distance to Uxbridge Town Centre
- Gated Development
- Available April 2026
- Allocated Underground Parking Space
- Gas Central Heating
- Close to A40/M40/M25
- EPC Rating B

We are pleased to offer this stunning two-bedroom two-bathroom second-floor apartment set in the Kings Island development, which is one of Uxbridge's most desirable locations.

This generously proportioned apartment comprises: an entrance hall, an open plan modern fitted kitchen with integrated white goods, a large lounge/diner with bi-folding doors opening onto a south-facing balcony, two spacious double bedrooms both with en suite facilities. The master bedroom also benefits from a large walk-in wardrobe and bi-folding doors opening on to a second small south-facing balcony area. The property also comprises: a separate cloakroom, large store room, an airing cupboard and a third toilet.

Further benefits include gas central heating, double glazing, neutral decor, wood effect flooring throughout, an underground allocated parking space and scenic views. The building also has both lift and stair access.

Conveniently placed for the commuter with Uxbridge Tube Station (Metropolitan & Piccadilly Lines) located only half a mile away, and the A40/M40/M25 junctions within a few minutes' drive.

Available April 2026, furnished.

Rent: £2,075 PCM

Deposit: £2,394.23 (5 weeks' rent)

Holding deposit: 1 week's rent £478.84 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: South Bucks District Council

Council tax band: D

Internet Speed: Download - (up to) 80 Mbps, Upload - (up to) 20 Mbps

Mobile Coverage:

EE - Good outdoor and 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/>



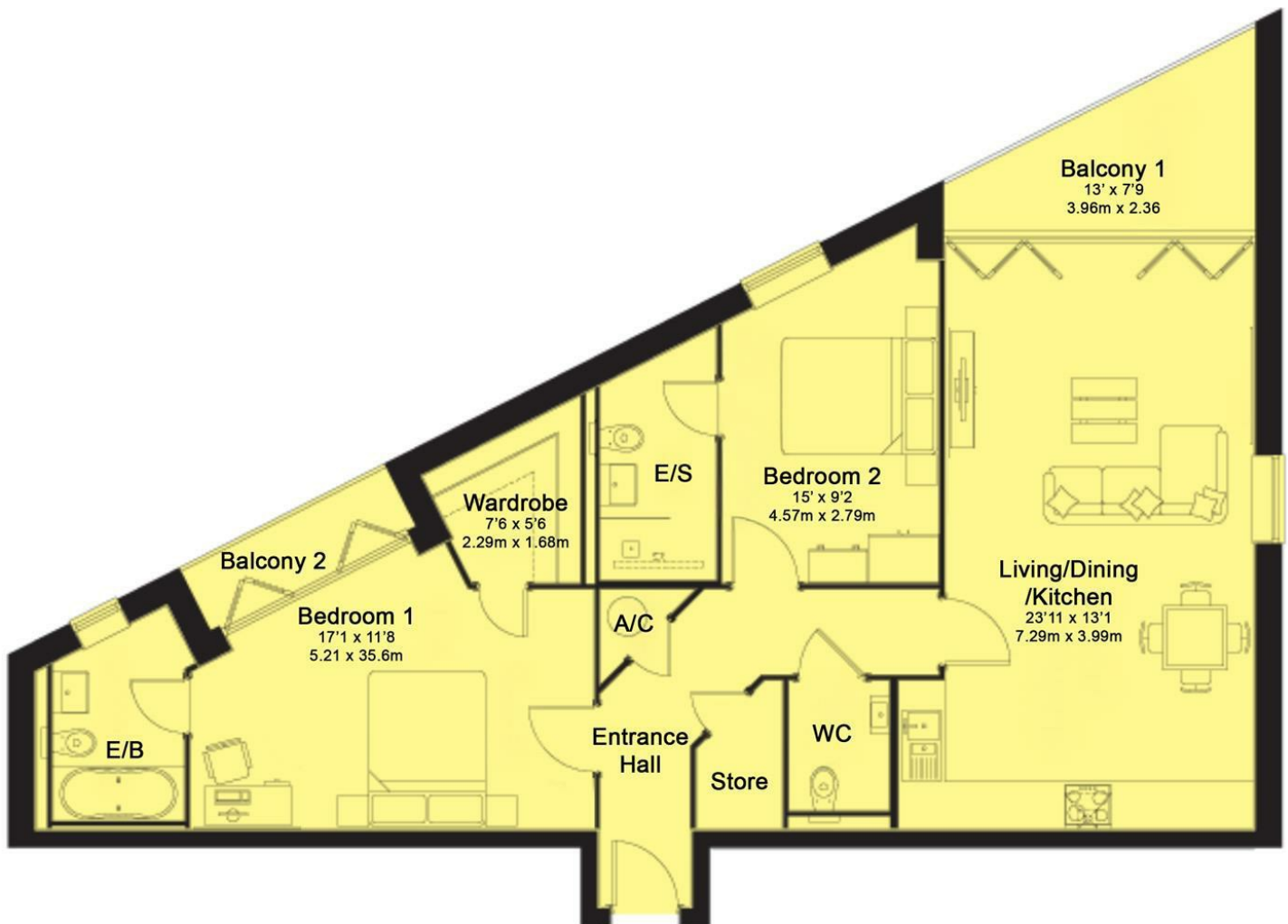




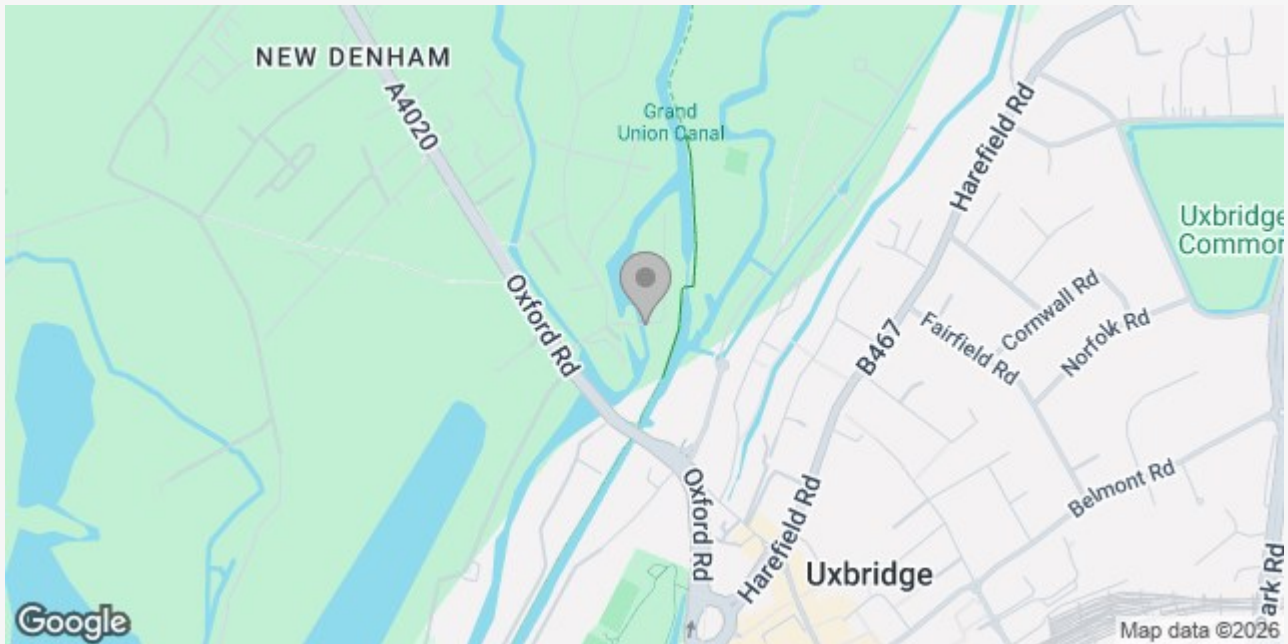
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.



LAKIN & CO – YOUR LOCAL ESTATE AGENT

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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.