



- TWO Bedroom Flat
- Bathroom with Shower
- Double Glazing
- Available Immediately
- Allocated Parking Space

- Spacious Lounge
- Separate Kitchen
- Gas Central Heating
- Walking Distance of Uxbridge
- EPC Rating C

A two-bedroom second-floor flat in a purpose-built block with communal south-facing gardens. This spacious property comes with its own allocated parking space and is just a short walk of Uxbridge Town Centre.

Briefly comprising; two good-sized double bedrooms, a large living room, a separate kitchen, a bathroom with a shower and a hallway with two useful storage cupboards. The white goods include an electric oven, hob, a dishwasher, a washer/dryer and a fridge/freezer. Further benefits include: gas central heating, double glazing, wood flooring and tiles to bathroom and kitchen.

The property is located close to Uxbridge town centre, providing fantastic transport links for the Metropolitan and Piccadilly lines into London and surrounding areas as well as being within walking distance of Brunel University, Hillingdon Hospital, Uxbridge Town Centre and also just minutes from A40/M40/M25 junctions.

Available immediately, unfurnished with white goods.

Rent: £1,550 PCM

Deposit: £1,788.46 (5 weeks' rent)

Holding deposit: 1 week's rent £357.69 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon Council

Council tax band: C

Internet Speed: Download - (up to) 75 Mbps Upload - (up to) 20 Mbps

Mobile Coverage:

EE - Good outdoor, variable in-home

Three - Good outdoor

O2 - 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.o>





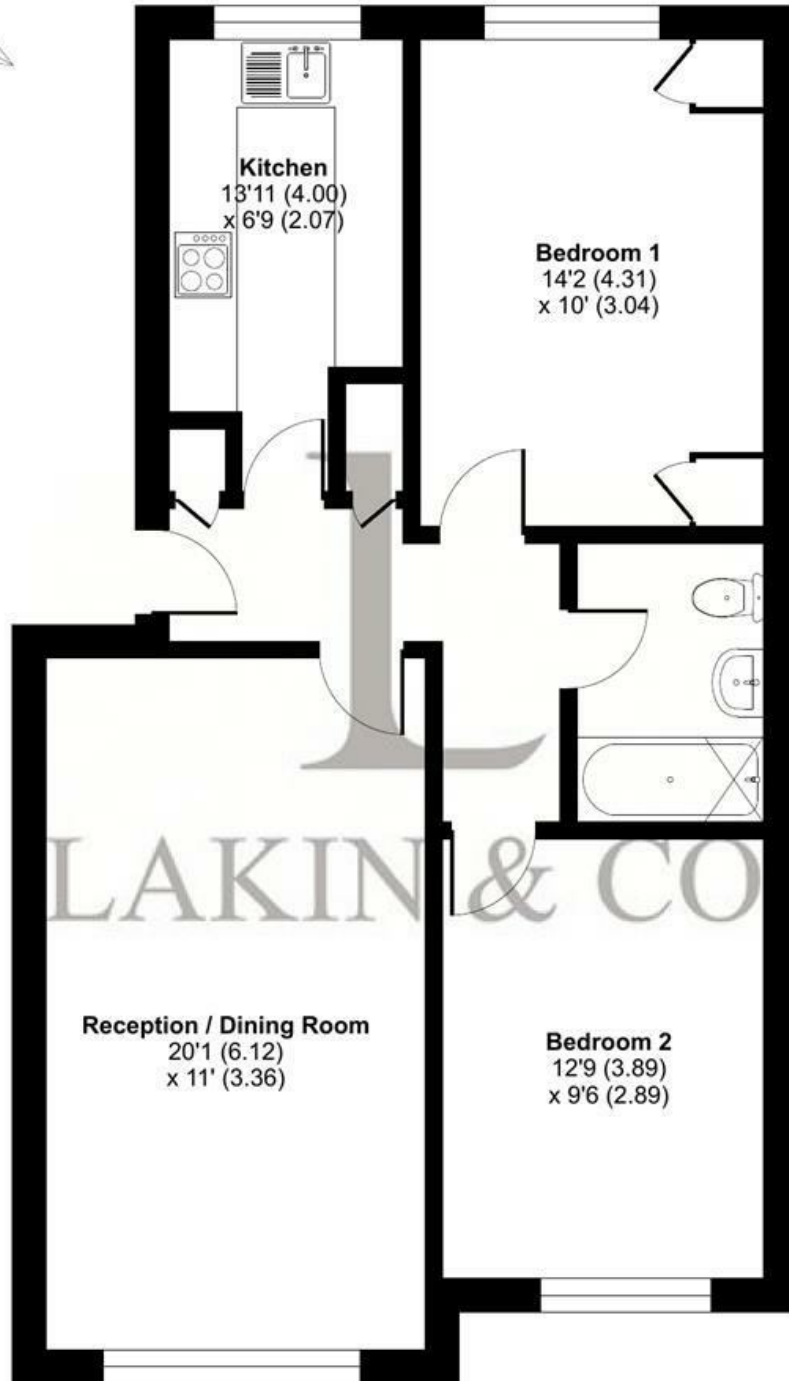
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

September Court, Hillingdon Road, Uxbridge, UB10

Approximate Area = 708 sq ft / 65.7 sq m

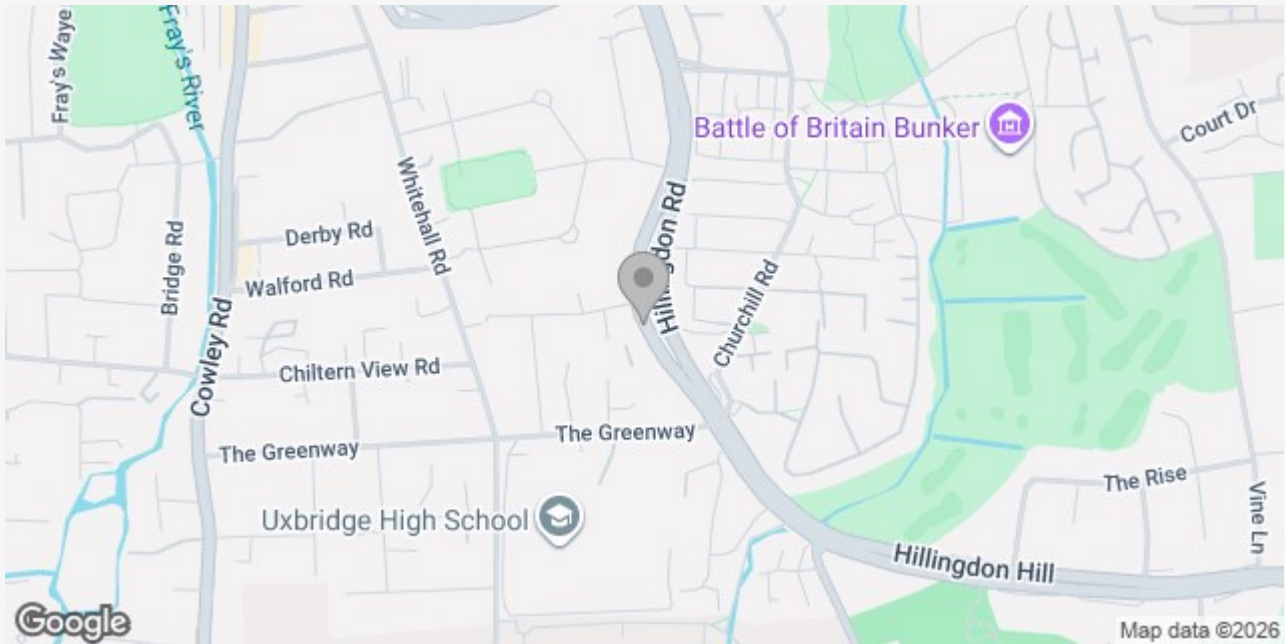
For identification only - Not to scale



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lakin & Co. REF: 1484295

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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