



- A ONE Bedroom Terrace House
- Open Plan Kitchen
- Shower Room
- Parking
- Close to Brunel University

- Spacious Lounge
- Double Bedroom
- Private Rear Garden
- Double Glazing
- EPC Band E



This ONE-bedroom mid-terrace house is located in a quiet cul-de-sac just a short walk of Brunel University and Hillingdon Hospital.

The property offers good living space and comprises a lounge, an open-plan kitchen, stairs leading to the first-floor landing, a double bedroom, and a shower room. The property is offered unfurnished with further benefits including a well-maintained private rear garden, parking, and double glazing.

Also well situated for Uxbridge Town Centre, Stockley Business Park and excellent transport links to Heathrow Airport.

Available from February 2026, unfurnished.

Price - rent: £1,325 PCM

Deposit: £1,528.84 (5 weeks rent)

Holding deposit: 1 week's rent £305.76 (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

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

Mobile Coverage (Indoor):

EE - Good

Three - Limited

O2 - Limited

Vodafone - Limited

\*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/>





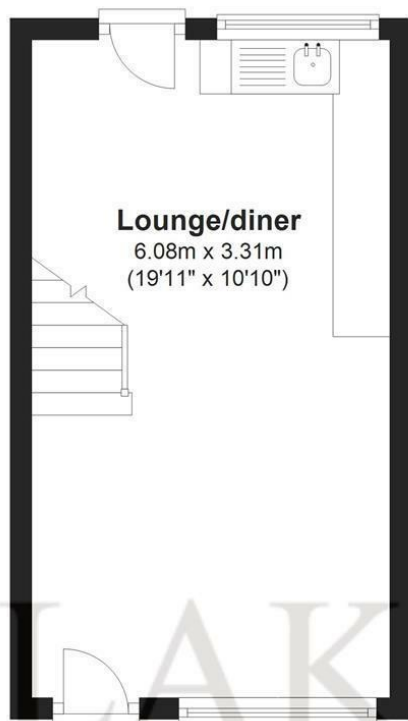
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### Ground Floor

Approx. 20.1 sq. metres (216.6 sq. feet)



### First Floor

Approx. 18.3 sq. metres (196.6 sq. feet)

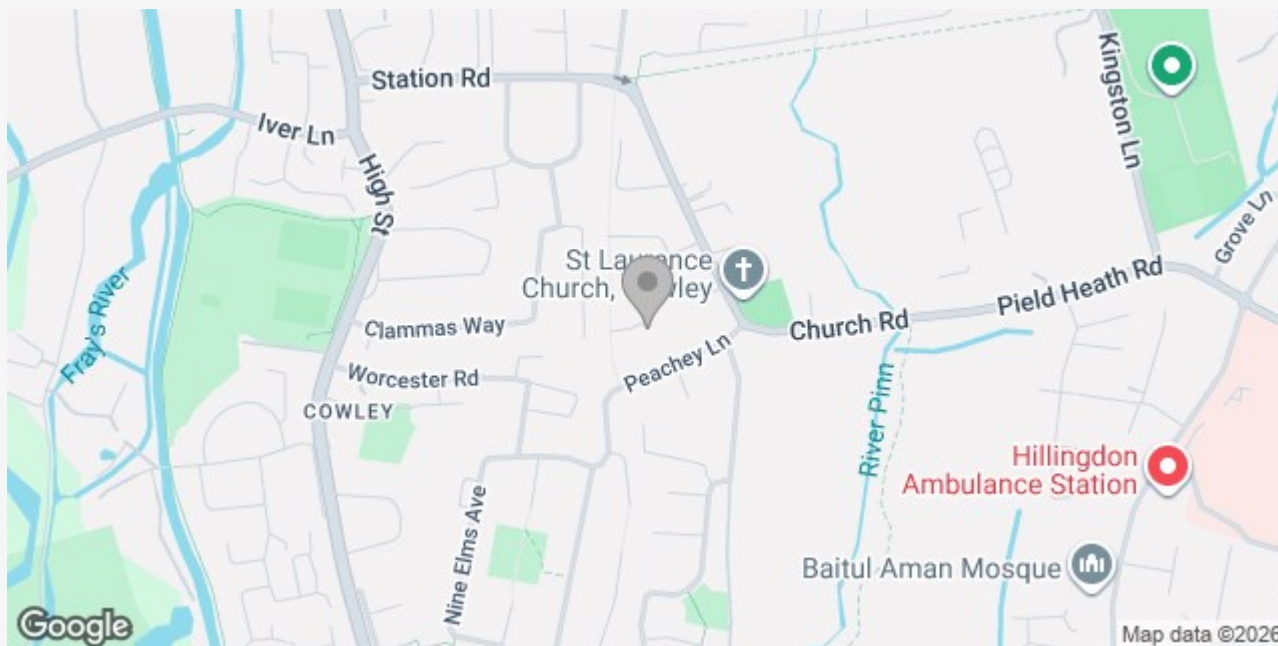


**Total area: approx. 38.4 sq. metres (413.2 sq. feet)**

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.

Plan produced using PlanUp.

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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