



- TWO Bedroom Top Floor Apartment
- Separate Kitchen
- Gas Central Heating
- Walking Distance to Uxbridge Town Centre
- Available June 2026
- Two Bathrooms
- Large Lounge
- Double Glazing
- Allocated Parking
- EPC Rating C

A two-bedroom two-bathroom, top-floor apartment located in a modern development close to Uxbridge Town Centre. The property briefly comprises: a large lounge with a Juliet balcony, two double bedrooms with en-suites and fitted wardrobes to the master, a modern open-plan fitted kitchen and a part-tiled family bathroom with a shower.

The property also benefits from allocated parking, additional storage space in two double storage beds, gas central heating, double glazing and an entry phone system. Within walking distance of Uxbridge Town Centre and tube and close to A40/M40/M25 motorway junctions.

Available June 2026 unfurnished.

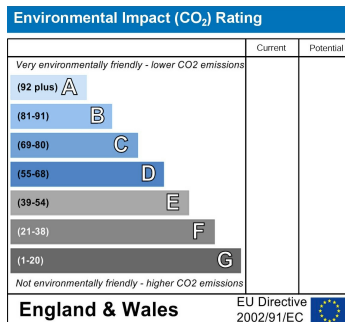
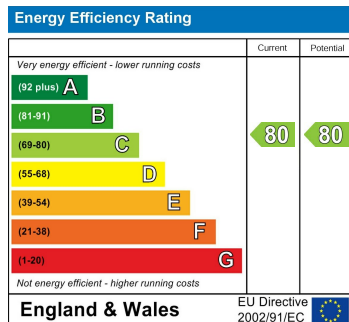
Rent: £1,600 PCM
 Deposit: £1,846.15 (5 weeks' rent)
 Holding deposit: 1 week's rent £369.23 (which will be used towards the remaining move-in money due)
 Local authority: Hillingdon Council
 Council tax band: D

Internet Speed: Download - (up to) 57 Mbps Upload - (up to) 11 Mbps

Mobile Coverage:

EE - Good outdoor, variable in-home
 O2 - Good outdoor, variable in-home
 Three - Good outdoor
 Vodafone - Good outdoor, variable in-home

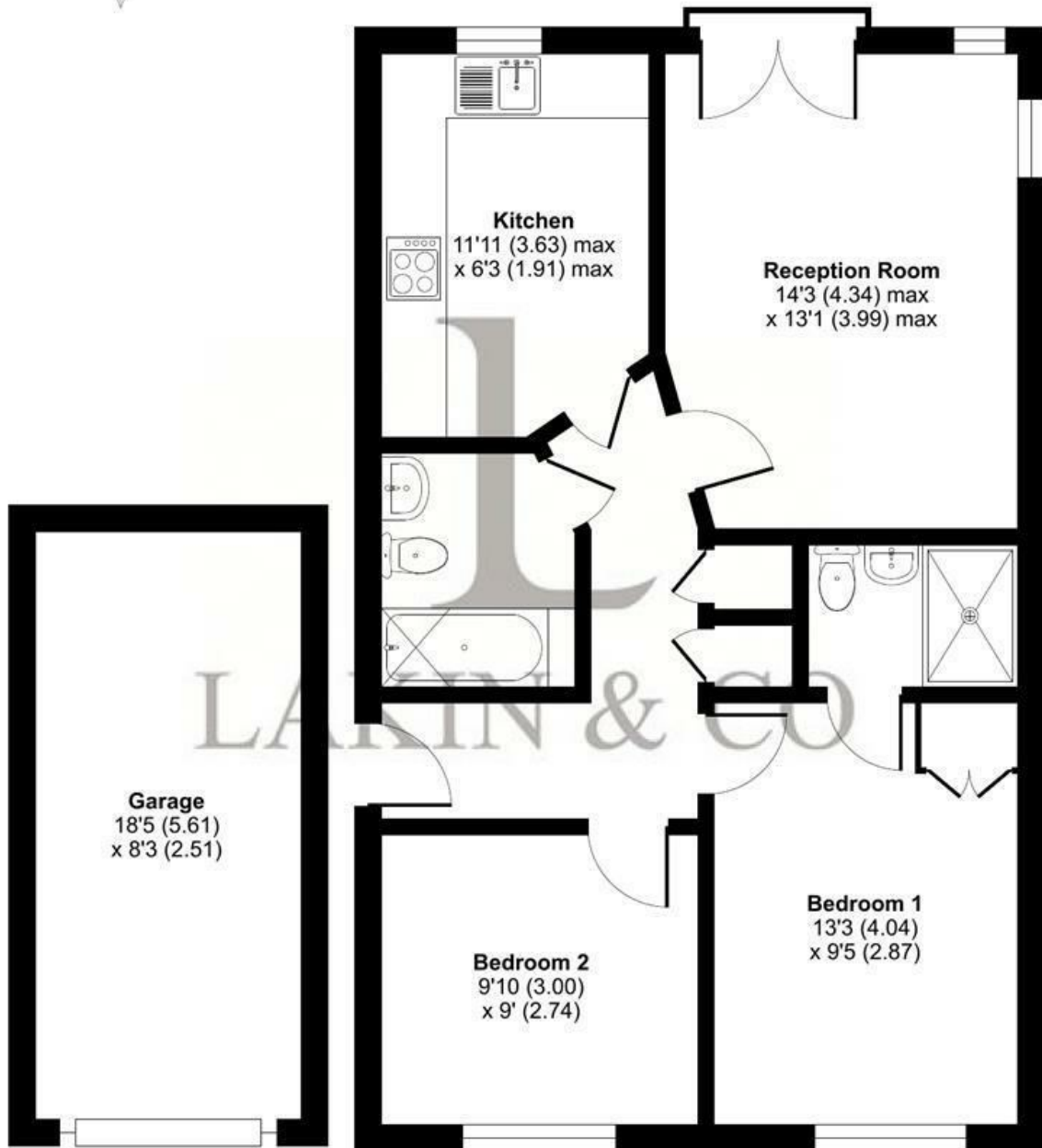
*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on esti



Crosby Gardens, Uxbridge, UB8

Approximate Area = 808 sq ft / 75.1 sq m (includes garage)

For identification only - Not to scale

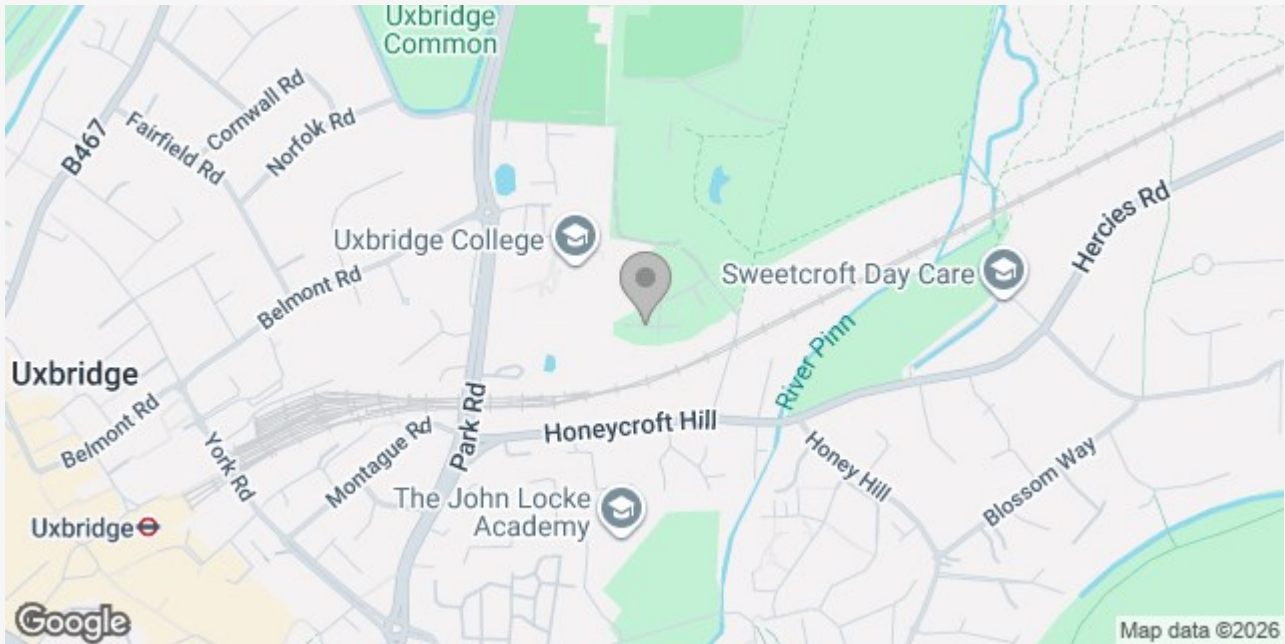


THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Lakin & Co. REF: 967205

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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