



Uxbridge Road

, Hayes, Middlesex, UB4 8HP

Rental £1,300 pcm

1 bedroom Studio available Now

56 Coldharbour Lane, Hayes, Middlesex, UB3 3ES
info@simplelea.com

0208 5734663

Opening Times

Mon 10.00 - 18.30; Tues 10.00 - 18.30
Wed 10.00 - 18.30; Thurs 10.00 - 18.30
Fri 10.00 - 18.30; Sat 10.00 - 14.00; Sun Closed

* Unfurnished

Description

RENT INCLUDES COUNCIL TAX AND WATER BILL!! Simple Estates present to the market this self contained ground floor studio apartment which includes council tax and water rate as part of the rent. This property is situated on Uxbridge Road and comprises of a good sized lounge/bedroom area, separate kitchen, family bathroom, direct access to rear garden and off street parking. Location: Situated on Uxbridge Road, on doorstep of 278/H98/427/697/698/N207 bus routes, short drive to Uxbridge/A312/A40/M4 and choice of Amenities.

All measurements are approximate.

Further Information

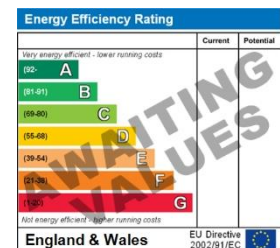
The deposit required is £1,300

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means

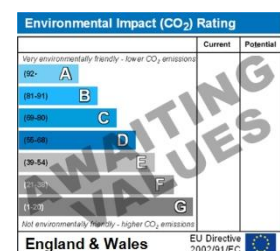
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Accommodation

Property Ref: inst-5800

Creation Date: 03/05/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Simple Residential LTD, 2025. Simple Residential LTD Registered in England No. 06339918