

## Woodstock House

, Angel Lane, Hayes, Middlesex, UB3 2QY

# Rental £1,000 pcm

1 bedroom Studio available Now

56 Coldharbour Lane, Hayes, Middlesex, UB3 3ES  
[info@simplelea.com](mailto: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

\* Furnished

### Description

FIRST FLOOR STUDIO CLOSE TO UXBRIDGE ROAD!! Simple Estates present to the market this first floor studio flat available to move in straight away. This property is situated a stones throw from Uxbridge Road and comprises a combined living/bedroom area, kitchen is off lounge and bathroom. Location: Located off Uxbridge Road, H98/U7/207/278/427/697/698 bus routes and local amenities.

### Accommodation

All measurements are approximate.

### Further Information

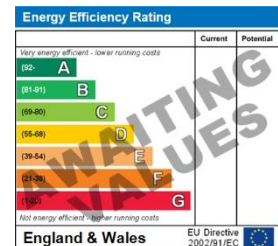
The deposit required is £1,153

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

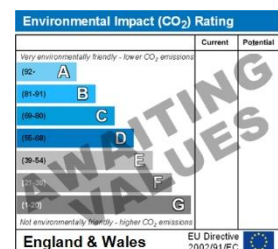
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

### 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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-5542

Creation Date: 30/06/2024

#### 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, 2024. Simple Residential LTD Registered in England No. 06339918