

**45 Oxford Road  
Uxbridge, Middlesex UB9 4DB  
£1,400 PCM**

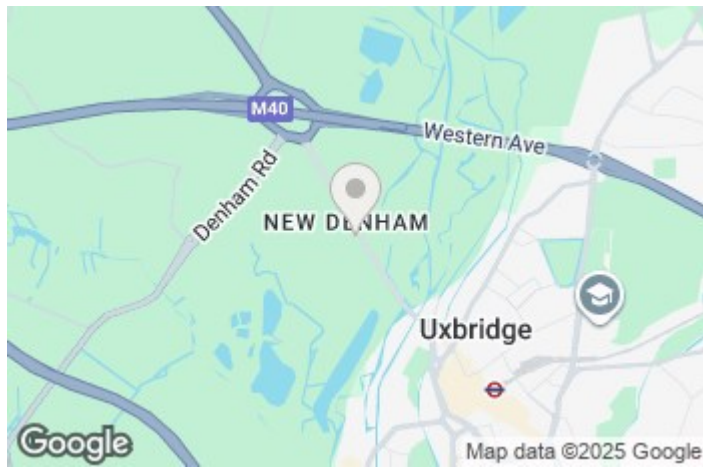
**Available 10th December 2025**

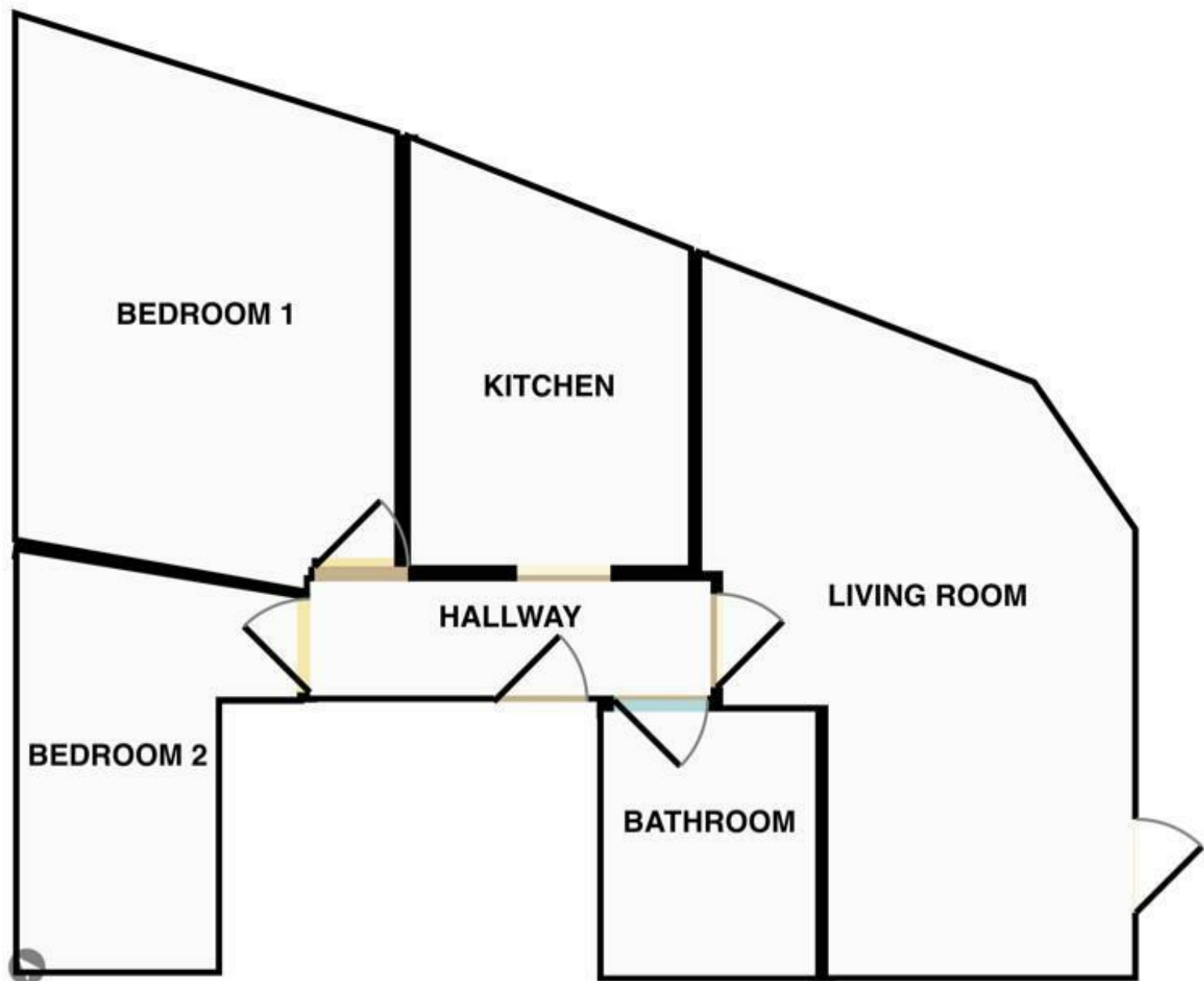
**Deposit Required £1,600**

**\*\* TWO BEDROOMS \*\*** Nupad Lettings & Management offer this 2 bedroom flat which is conveniently close to Uxbridge Town Centre. The property consists of a fitted kitchen with integrated appliances, a large master bedroom, a good-sized 2nd bedroom/study/guestroom, an elegant bathroom and a large living area with sufficient space for a dining table and sofas. The property also has a private balcony accessed via french doors from the lounge. Importantly, there is off street parking for 1 car.

Please note this property is unable to accommodate cable broadband/internet.

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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		71	77
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			