



**126 Royal Lane  
Uxbridge, UB8 3QY**

**£2,200 PCM**

**\*\*STUDENTS\*\***

**4 BEDROOMS - AVAILABLE 28/08/2025**

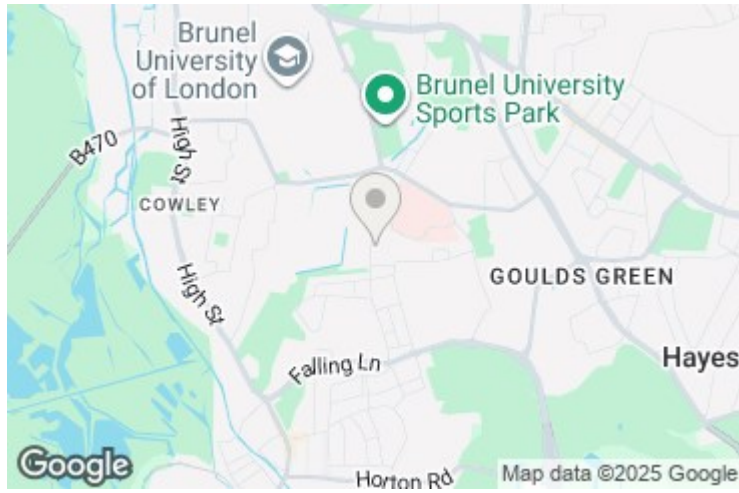
The rental payments equate to approx £550 per person per month or £127 per person per week excluding bills. UniHomes offer a bills package for £25 ppp week. (Incl Mains Gas, Electric, Water/Sewage, TV licence and internet) which can be organised through Nupad initially.

**COUNCIL TAX BAND D  
EPC D**

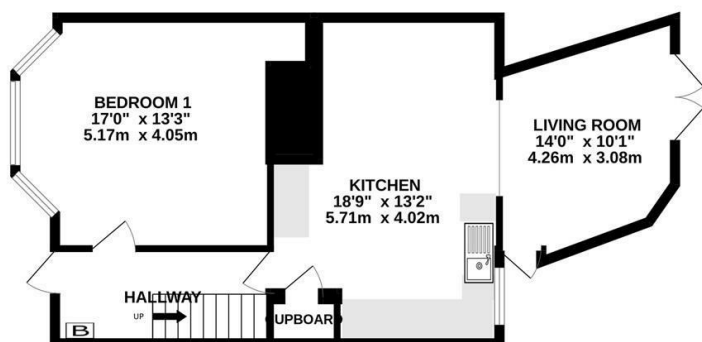
Nupad offer this excellent 4-bedroom house comprising of **FOUR FURNISHED BEDROOMS** , a **LOUNGE, BATHROOM AND KITCHEN** and **DINING ROOM**. Off street parking and rear garden.

The property is ideal for students at Brunel University as it's walking distance to the university. It is also nearby to direct bus routes to Uxbridge Town Centre, Heathrow, Stockley Park and the local underground station.

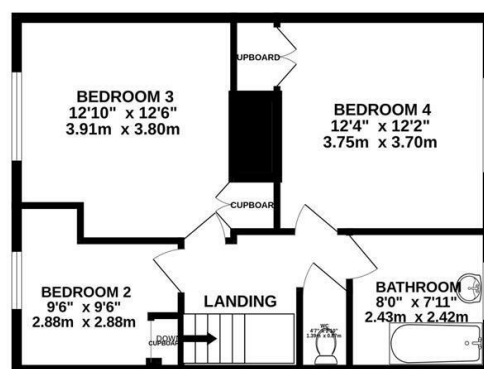
## 126 Royal Lane, Uxbridge, UB8 3QY



ENTRANCE FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



FIRST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |