



**71 Royal Lane  
Uxbridge, UB8 3QT  
£3,900 PCM**

**Deposit required £4,500**

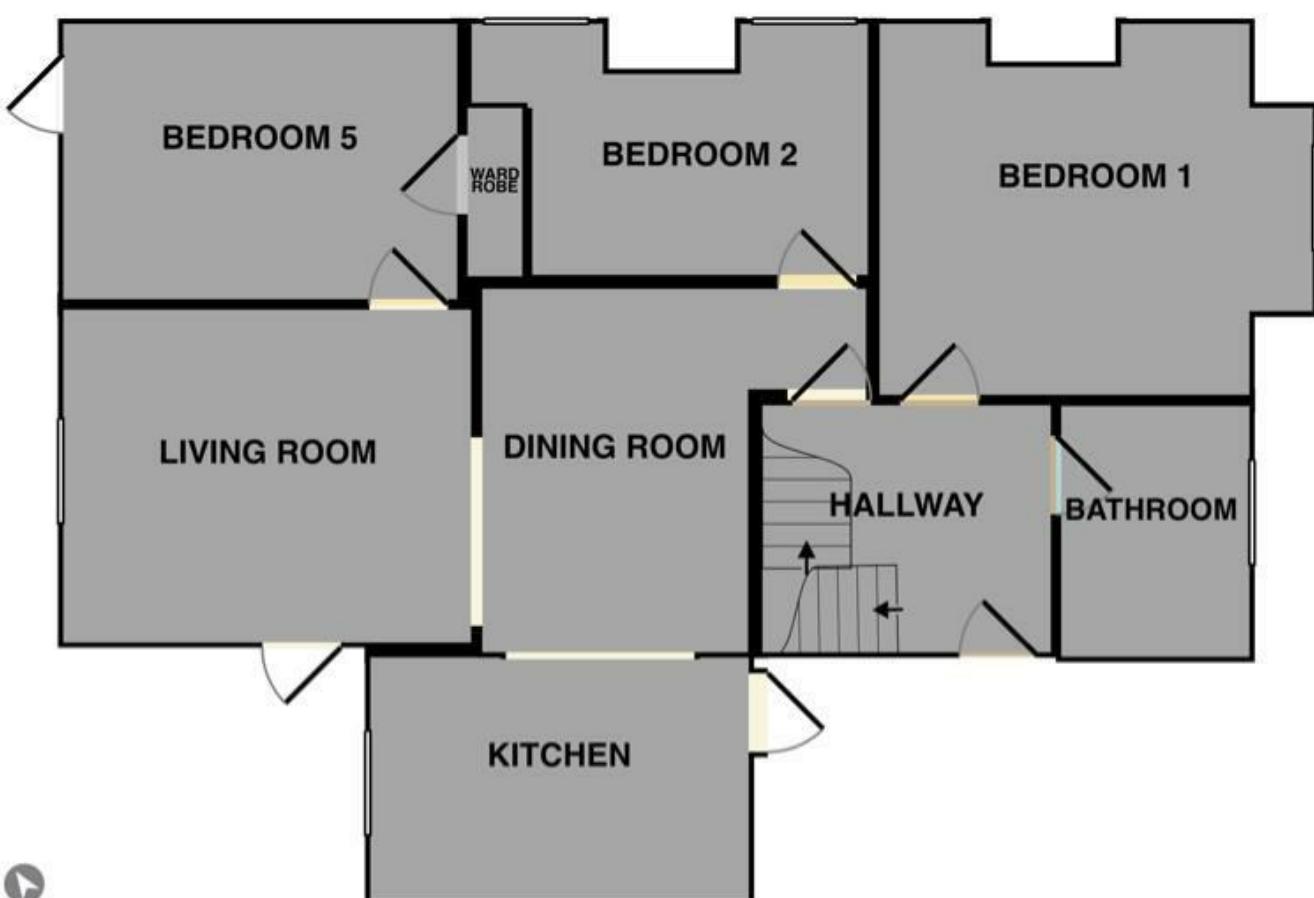
**Available date 22nd July  
2026**

**\*\*STUDENT LET\*\***

**6 BEDROOMS\*\* 2 BATHROOMS,**

The rental payments equate to approx £650 per person per month or £150 per person per week excluding bills. UniHomes offer a bills package for £22 per person per week. (Incl Gas, Electric, Water, TV licence and internet) which can be organised through Nupad initially.

Nupad are delighted to offer this SIX BEDROOM STUDENT HOUSE to the student market. The property comprises of 6 large FURNISHED bedrooms, 2 BATHROOMS, LOUNGE, KITCHEN/DINER and OFF STREET PARKING is available. The property is located directly opposite Hillingdon Hospital which is only a short 0.6 MILE walk to Brunel Uni Campus, it is also a commute into Uxbridge Town Centre where Bucks Uni complex is situated.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	67
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales      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 <sub>1</sub>		
(81-91) B <sub>1</sub>		
(69-80) C <sub>1</sub>		
(55-68) D <sub>1</sub>		
(39-54) E <sub>1</sub>		
(21-38) F <sub>1</sub>		
(1-20) G <sub>1</sub>		

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales      EU Directive 2002/91/EC