



## Flat 35 Waterwood House, Cowley Business Park, UB8 2JL £1,400 Per month



Situated within a newly converted residential development in the heart of Cowley Business Park, this well-presented American-style one-bedroom apartment offers contemporary open-plan living finished to a high standard throughout.

The property comprises a bright and spacious integrated kitchen and reception area, a defined sleeping area with partition wall separation, and a modern fitted bathroom. Designed in an American loft-style layout, the apartment benefits from an open-plan configuration without a separate bedroom door, creating a stylish and versatile living environment.

Further benefits include a designated parking space, smart video intercom entry system, and excellent energy efficiency with an EPC rating of B (83). The apartment extends to approximately 44 sq.m (473.61 sq.ft), making it ideal for professionals or couples seeking a modern and low-maintenance home.

Conveniently located close to a wide range of local shops, cafés, restaurants and everyday amenities, the property also offers excellent transport links to Uxbridge town centre and surrounding areas.

- Newly converted residential development
- American-style open-plan one-bedroom apartment
- Bright integrated kitchen and living area
- Partitioned sleeping area with modern loft-style layout
- Contemporary fitted bathroom
- Smart video intercom entry system
- Allocated parking space included
- EPC Rating B (83) and Council Tax Band C (Hillingdon)

