



Waterwood House 4 Frayswater Place, Uxbridge, UB8 2JL £1,300 Per month



Located in a desirable residential setting in Uxbridge, this newly refurbished studio apartment in Waterwood House offers modern, energy-efficient living ideal for professionals. Finished to a high standard, the property provides a bright and well-designed space that balances comfort with practicality.

The studio spans approximately 37 sq. m. (398.26 sq. ft.) and features a contemporary open-plan layout. The fully fitted kitchen includes integrated appliances, sleek cabinetry, and practical workspace. The living area benefits from good natural light, creating a welcoming and versatile environment.

With an EPC rating of 85 (Band B), the apartment is highly energy efficient. It falls under Council Tax Band C within the London Borough of Hillingdon and also benefits from an allocated parking space.

A wide range of shops, cafés, and restaurants are nearby, while Uxbridge Underground Station is approximately a 25-minute walk away, providing access via the Metropolitan and Piccadilly lines.

- Newly refurbished studio apartment finished to a high modern standard
- Open-plan layout offering flexibility and efficient use of space
- Bright living area with good natural light throughout
- Council Tax Band C (London Borough of Hillingdon)
- Close to a variety of local shops, cafés, and restaurants
- Approx. 37 sq. m. (398.26 sq. ft.) of well-designed living space
- Fully fitted kitchen with integrated appliances and contemporary finishes
- EPC rating of 85 (Band B), supporting energy-efficient living
- Allocated parking space included for added convenience
- Around 25 minutes' walk to Uxbridge Underground Station (Metropolitan and Piccadilly lines)

