



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



A modern and well-presented one-bedroom apartment situated in the popular Waterwood House development in Uxbridge. Offering approximately 40 sq. m. (430.55 sq. ft.), this American-style open-plan property is ideal for professionals or couples seeking a comfortable and conveniently located home.

The apartment features a bright and airy open-plan living and kitchen area, designed for both practicality and modern living. The fully fitted kitchen includes integrated appliances, including a washer-dryer. The bedroom is well-proportioned and provides a comfortable retreat, while the bathroom is finished to a modern standard with quality fittings.

Further benefits include an allocated parking space, EPC rating B (82), and Council Tax Band C. The property is ideally located within easy reach of Uxbridge town centre, offering a wide range of shops, cafés, restaurants, and everyday amenities. Uxbridge Underground Station (Metropolitan and Piccadilly lines) is approximately 25 minutes' walk away or around 10 minutes by bus, providing excellent connections into Central London.

**\*\*Key Features:\*\***

- Modern one-bedroom apartment with an American-style open-plan layout
- Fully fitted kitchen with integrated appliances, including a washer-dryer
- Modern bathroom finished to a high standard with quality fittings
- Allocated parking space included for added everyday convenience
- Excellent transport links, with Uxbridge Station 25 minutes on foot or 10 minutes by bus
- Bright and spacious living area with a well-designed layout
- Comfortable bedroom providing a peaceful and practical living space
- Energy-efficient home with EPC rating B (82), helping reduce utility costs
- Close to a wide range of shops, cafés, restaurants, and local amenities

