



- A Modern Studio Apartment
- Uxbridge Town Centre
- Communal Roof Garden
- Bathroom With Shower
- 0.2 Approx Miles From Tube Station
- Sixth Floor
- Private Balcony
- Lift Access
- Video Entryphone System
- EPC Rating B

A modern studio apartment set in the heart of Uxbridge Town Centre. This bright and purpose built property briefly comprises; communal entrance hall, entrance hallway with cupboard, open plan kitchen, lounge with doors leading to a private balcony, bathroom with shower and a spacious separate bedroom area with window providing space for a double bed.

Further benefits include; lift access, video entryphone system and resident's communal roof garden on the fourth floor.

Panorama Apartments is just a few minutes' walk from Uxbridge station with its Metropolitan and Piccadilly line services to central London. Baker Street can be reached in as little as 36 minutes approximately. Also within easy access of Heathrow Airport, around six miles away, while the A40, M40 and M25 junctions are close by.

Available from 1st April unfurnished.

Price - rent: £1,150 PCM

Deposit: £1,326.92 (5 weeks rent)

Holding deposit: 1 week's rent £265.38

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: C

Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Approx. 36.0 sq. metres (387.4 sq. feet)



Total area: approx. 36.0 sq. metres (387.4 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.

Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.