

# Austin

Residential



## 2 Whitehall Road, Uxbridge, Middlesex UB8 2DF

**PCM £925 PCM**  
EPC Rating Current 67 Potential 79

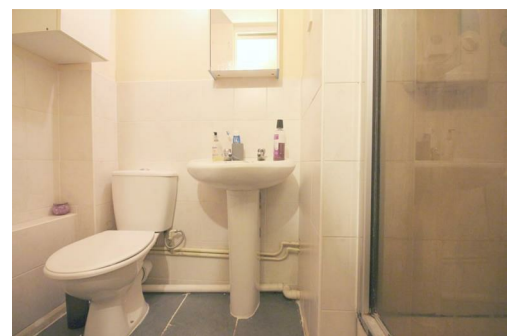
Austin Residential are delighted to offer this spacious first floor studio apartment located in the heart of Uxbridge to market.

The property briefly comprises: entrance hallway; storage cupboard; shower room; living room leading to kitchen.

Further benefits include: electric heating; double glazing and residents parking and wardrobe.

Whitehall Road is situated 0.2 miles walk to Uxbridge town centre, with its two large shopping malls and expansive High Street. Uxbridge is also serviced by a London Underground station, Metropolitan & Piccadilly lines, and a Bus Station. The A40, leading to M40/M25, is also only a short distance away by car, providing easy access to London and the Home Counties.

Available 18th December- Part-Furnished





#### Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
3. The photographs show only certain parts of the property at the time they were taken. Any area, measurement or distances given are approximate only.
4. All statements contained in these particulars in relation to the property are made without responsibility on the part of Austin Residential nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to the property.
5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

**Austin**  
Residential

#### Viewing

Strictly by appointment with:  
127 High Street, Ruislip, Middlesex, HA4 8JN

☎ Tel : 01895 613000

☎ Fax: 01895 613018

✉ Email: [ruislip@austinresidential.co.uk](mailto:ruislip@austinresidential.co.uk)