



**5 Bosanquet Close  
, UB8 3PE  
£459,950**

INVESTMENT PURCHASE  
5 BEDROOMS - 2 RECEPTION ROOMS

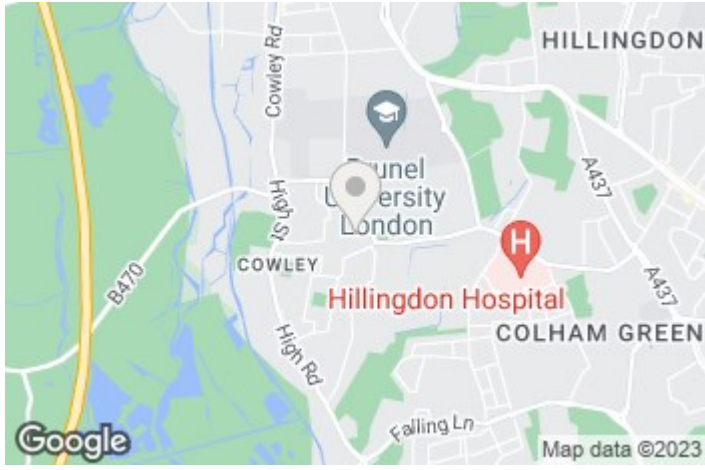
Nupad offer this excellent FIVE-bedroom house with a current HMO licence comprising of FIVE BEDROOMS , a LOUNGE, and CONSERVATORY, BATHROOM AND SEPARATE TOILET downstairs, KITCHEN. Outside there is a enclosed rear garden and a GARAGE to the front.

The property is currently rented to students from Brunel University until August 2024

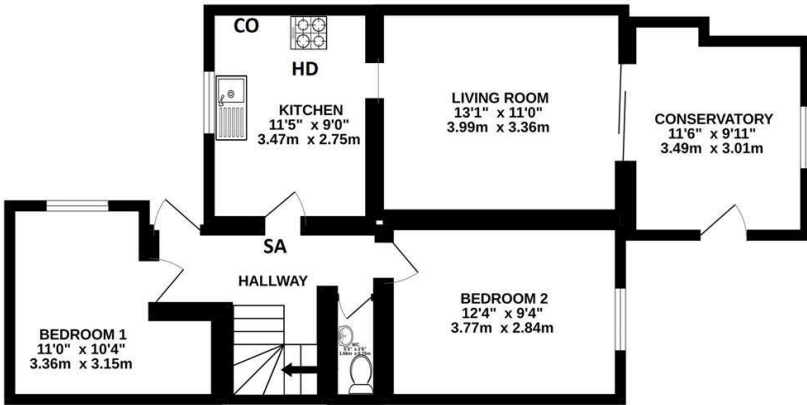
Brunel University is within walking distance and is also nearby to direct bus routes to Uxbridge Town Centre, Heathrow, Stockley Park and the local underground station, which provides further access to Central London.

COUNCIL TAX BAND E.  
EPC D.

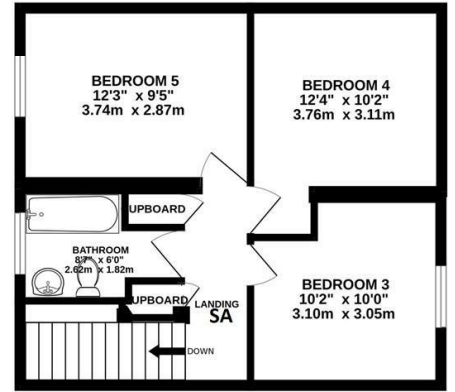
## 5 Bosanquet Close, UB8 3PE



ENTRANCE FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



FIRST FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		67	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	