



**17 Bosanquet Close  
, UB8 3PE  
Asking Price £459,950**

INVESTMENT PURCHASE  
5 BEDROOMS - 1 RECEPTION ROOM

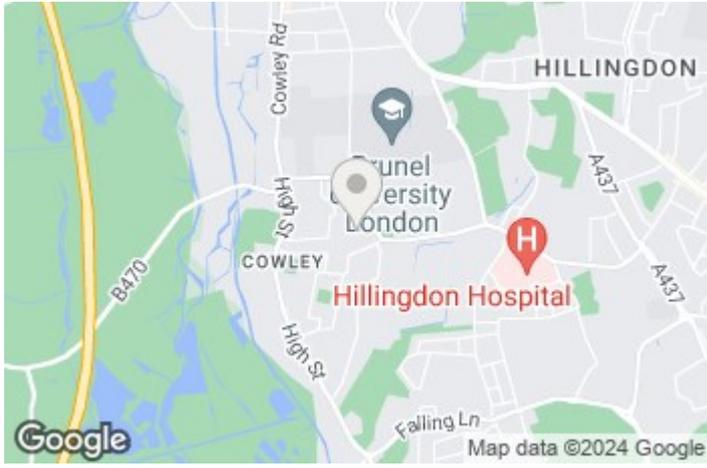
Nupad offer this excellent FIVE-bedroom house with a current HMO licence comprising of FIVE BEDROOMS , a LOUNGE, BATHROOM AND SEPARATE TOILET downstairs, KITCHEN. Outside there is a enclosed rear garden and a GARAGE to the front.

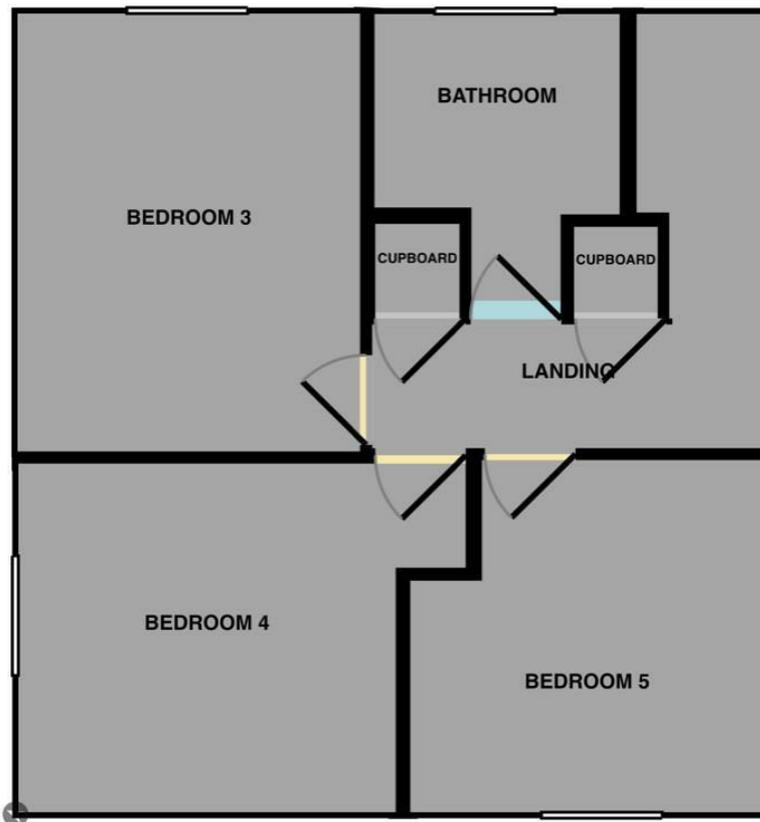
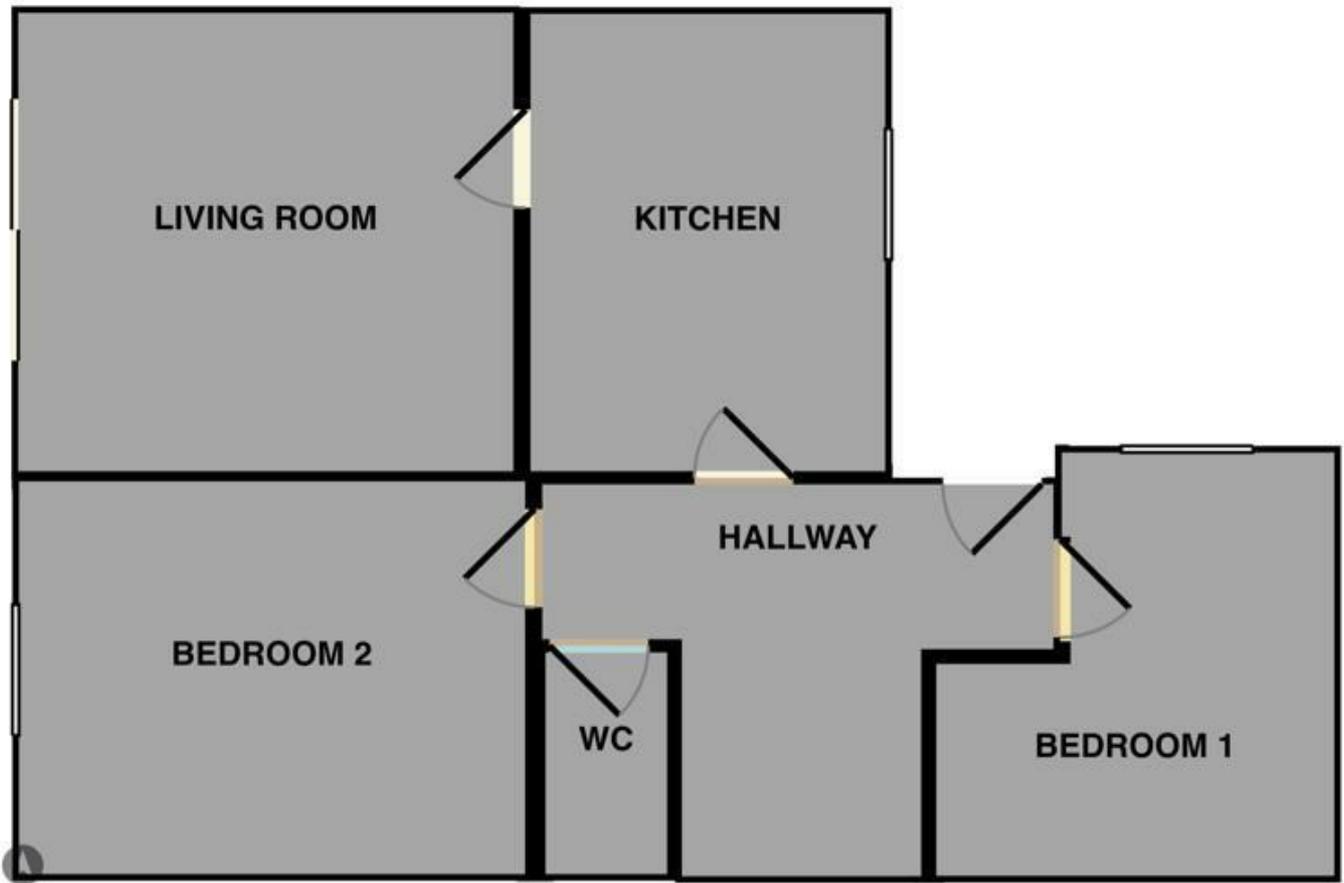
The property is currently rented to students from Brunel University until August 2024

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.

# 17 Bosanquet Close, UB8 3PE





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(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 energy efficient - higher running costs	
Current: <b>55</b>	Potential: <b>79</b>
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(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	
Current: <b>46</b>	Potential: <b>74</b>
England & Wales EU Directive 2002/91/EC	