



27 Bosanquet Close Uxbridge, 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.

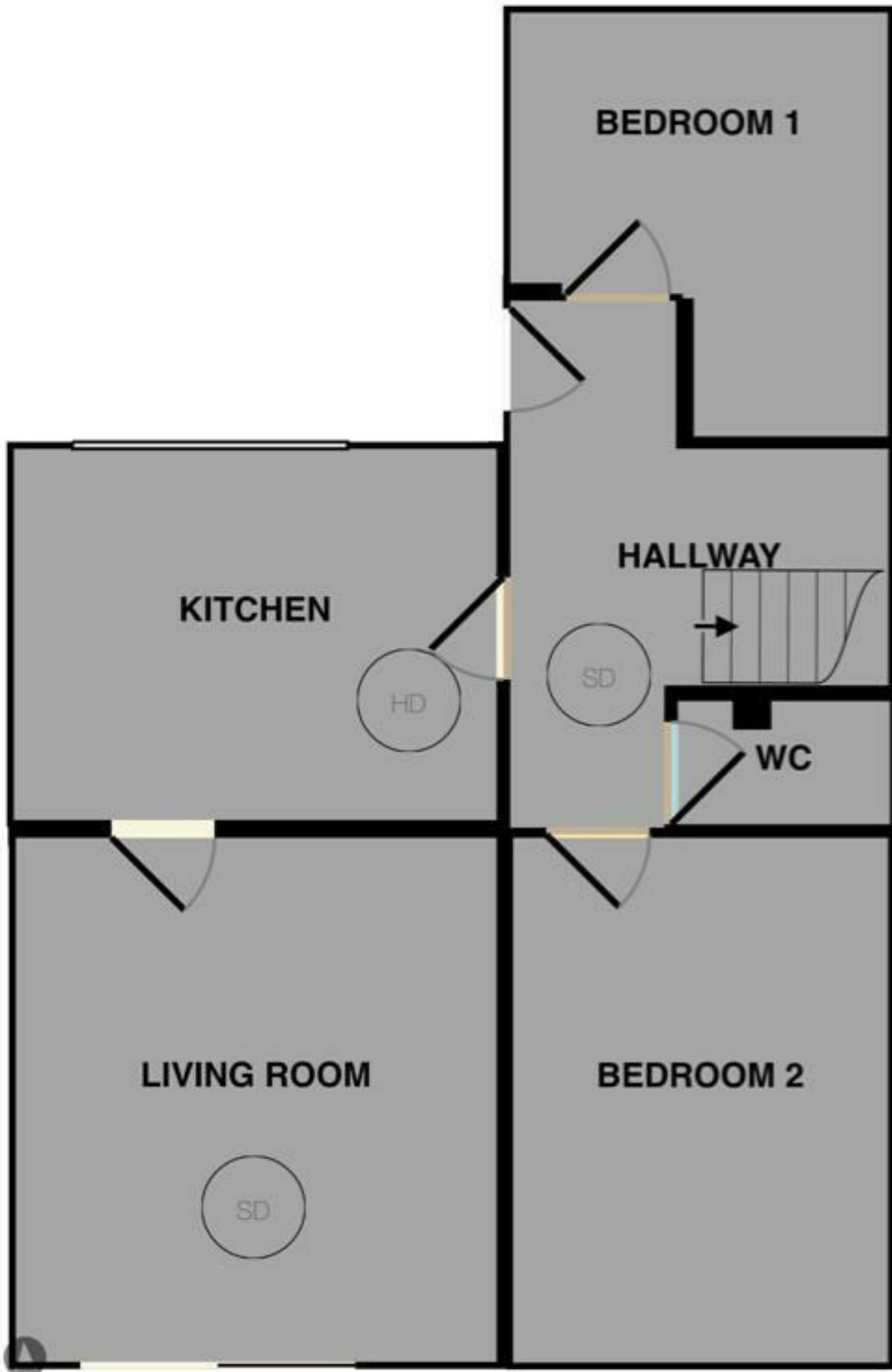
The property is currently rented to students from Brunel University until July 2024.

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 C.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|--|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | <div style="text-align: center;"> 87 </div> |
| (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 | | | <div style="text-align: center;"> 86 </div> |
| (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 | |