



**56 Peerless Drive  
Middlesex, UB9 6JG  
£1,650 PCM**

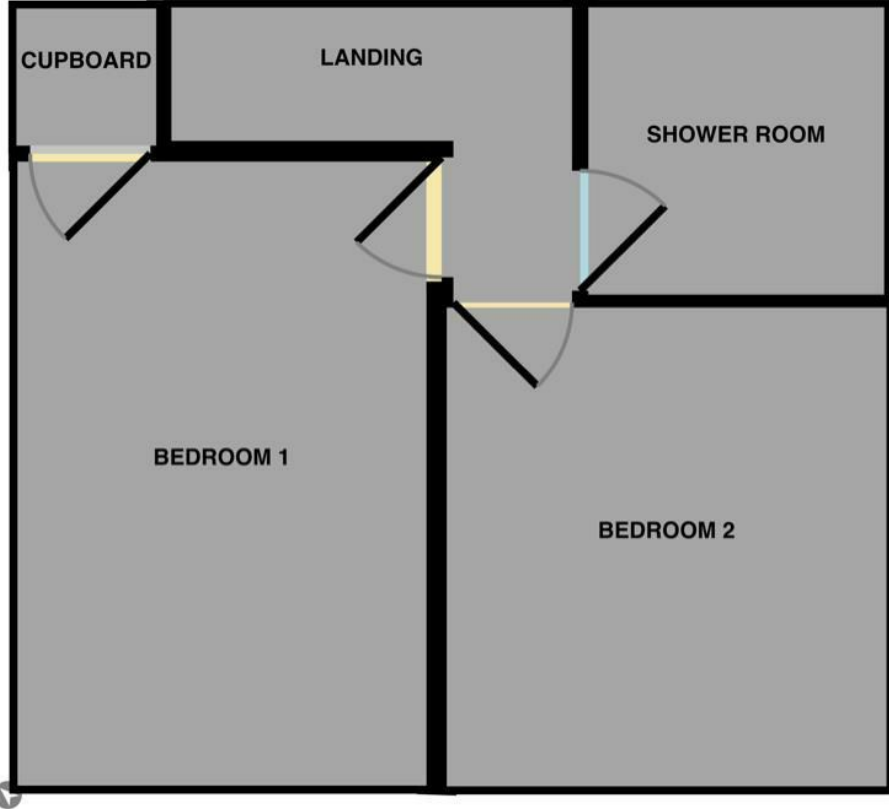
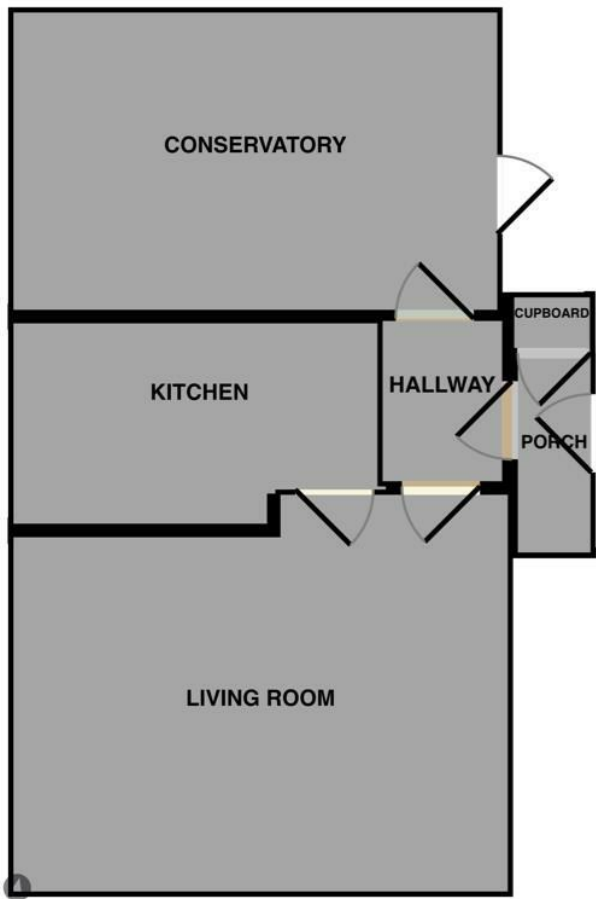
**Deposit required £1,900**

**Available date 16th  
September 2024**

NuPad limited are delighted to offer a modern well presented 2 BEDROOM HOUSE with CONSERVATORY and GARDENS. The property is situated close to Harefield village and has good transport links into Uxbridge Town centre, Watford Town and beyond.

The accommodation on offer briefly comprises of a open plan LOUNGE, MODERN fitted KITCHEN, TWO DOUBLE sized BEDROOMS and SHOWER ROOM, large spacious CONSERVATOR and GARDEN to side. Outside is an allocated parking space.

Part Furnished  
Council tax band 'D'  
Epc 'C'



Energy Efficiency Rating	
Current	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	
79	81
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	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	
77	78
EU Directive 2002/91/EC	
England & Wales	