



**18 Hilliards Road  
Uxbridge, UB8 3TA  
£2,100 PCM**

**Deposit required £2,420**

**Available date 21st July  
2025**

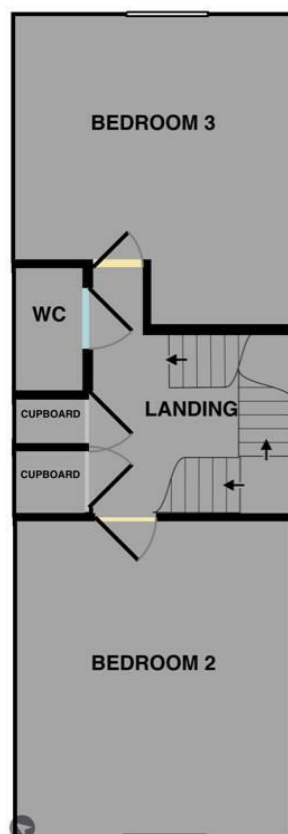
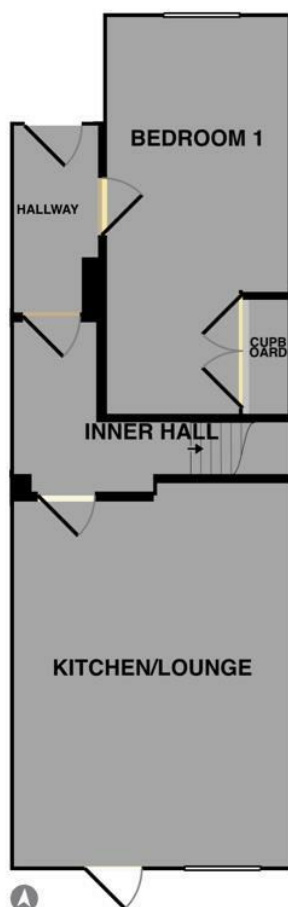
**\*\*STUDENTS\*\***

**4 BEDROOMS - AVAILABLE 21/07/2025**

The rental payments equate to approx £525 per person per month or £121 per person per week excluding bills. UniHomes offer a bills package for £25 per person per week. (Incl Gas, Electric, Water, TV licence and internet) which can be organised through Nupad initially.

Nupad offer this excellent FOUR-bedroom house comprising of FOUR large FURNISHED BEDROOMS , BATHROOM with two SEPARATE WC AND KITCHEN open planed to LIVING area, outside there is off street parking, and enclosed rear garden with shed.

The property is ideal for students at Brunel University as it's walking distance to the university. It 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.



| Energy Efficiency Rating                                                                                                                                                                                                                |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                  |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                 | Potential | Current                                                                                                                                                                                                                                                                         | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|                                                                                                                                                                                                                                         | 90        |                                                                                                                                                                                                                                                                                 |           |
|                                                                                                                                                                                                                                         | 76        |                                                                                                                                                                                                                                                                                 |           |
| England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                              |           | England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                                                                      |           |