



**7a Dellfield Parade  
Uxbridge, UB8 2EN**

**£1,686 PCM**

**Deposit required £1,944**

**Available date 22nd August  
2025**

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

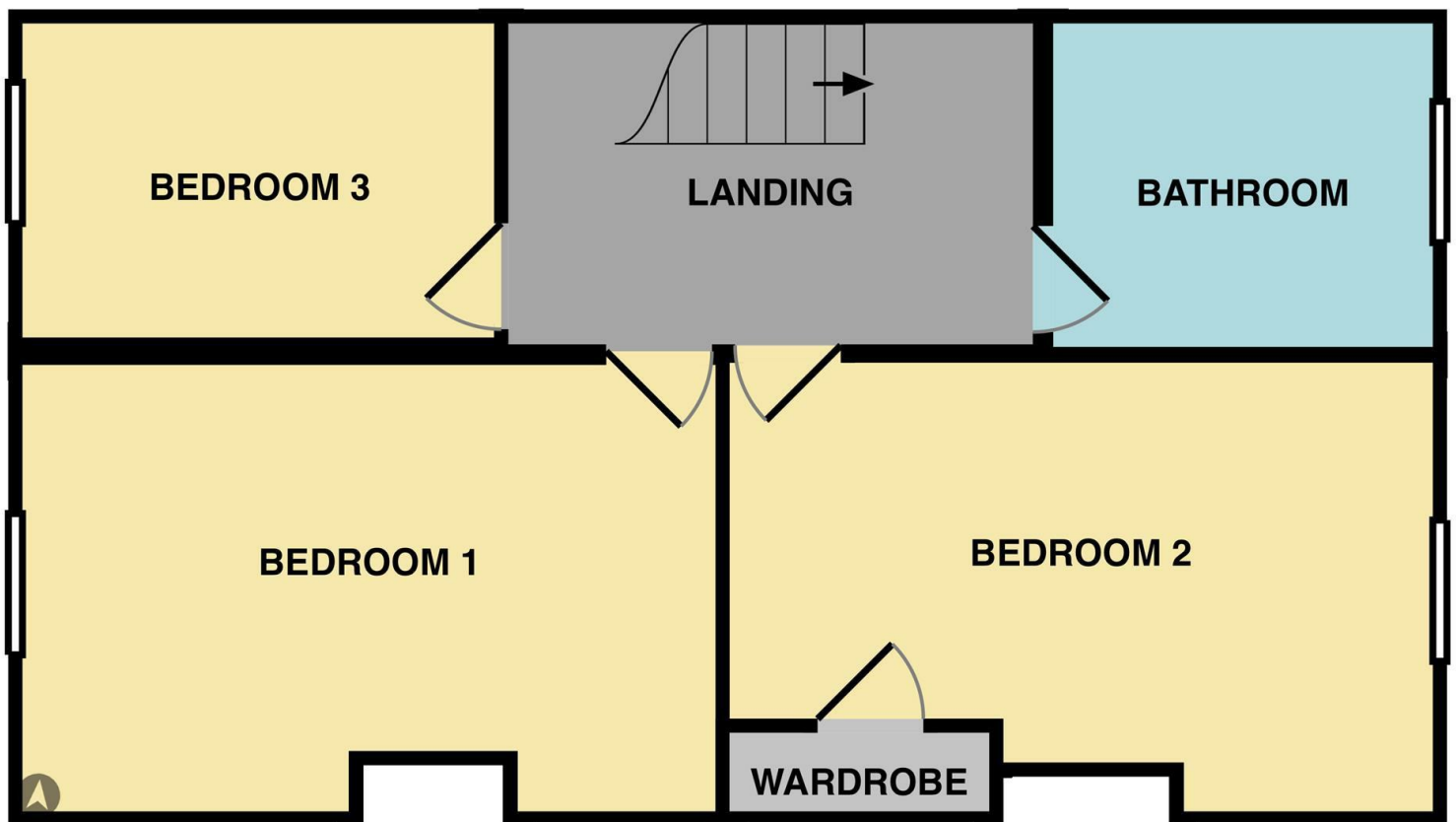
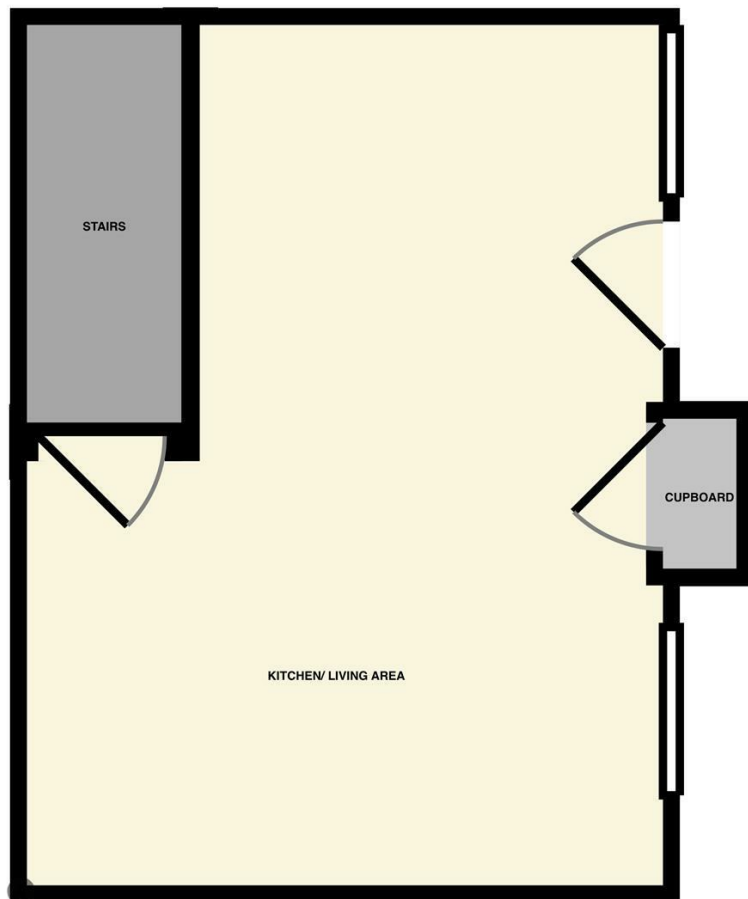
**3 BEDROOMS - AVAILABLE 22/08/2025**

The rental payments equate to approx £562 per person per month or £130 per person per week excluding bills. UniHomes offer a bills package for £29 per person per week. (Incl Gas, Electric, Water, TV licence and internet) which can be organised through Nupad initially.

**COUNCIL TAX BAND C  
EPC E**

Nupad offer this excellent Three-bedroom house comprising of **THREE FURNISHED BEDROOMS**, a **LOUNGE**, **BATHROOM** AND **KITCHEN** facilities.

The property is ideal for students at Brunel University as it is only 0.5 miles or 10-minute walk to campus. 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                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | 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 |                         |           |
| <b>England &amp; Wales</b>                  | 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>                                              |                         |           |
| (81-91) <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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |