



**39 Orchard Way  
Uxbridge, UB8 2BW  
£2,288 PCM**

**Deposit required £2,640**

**Available date 3rd  
September 2025**

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

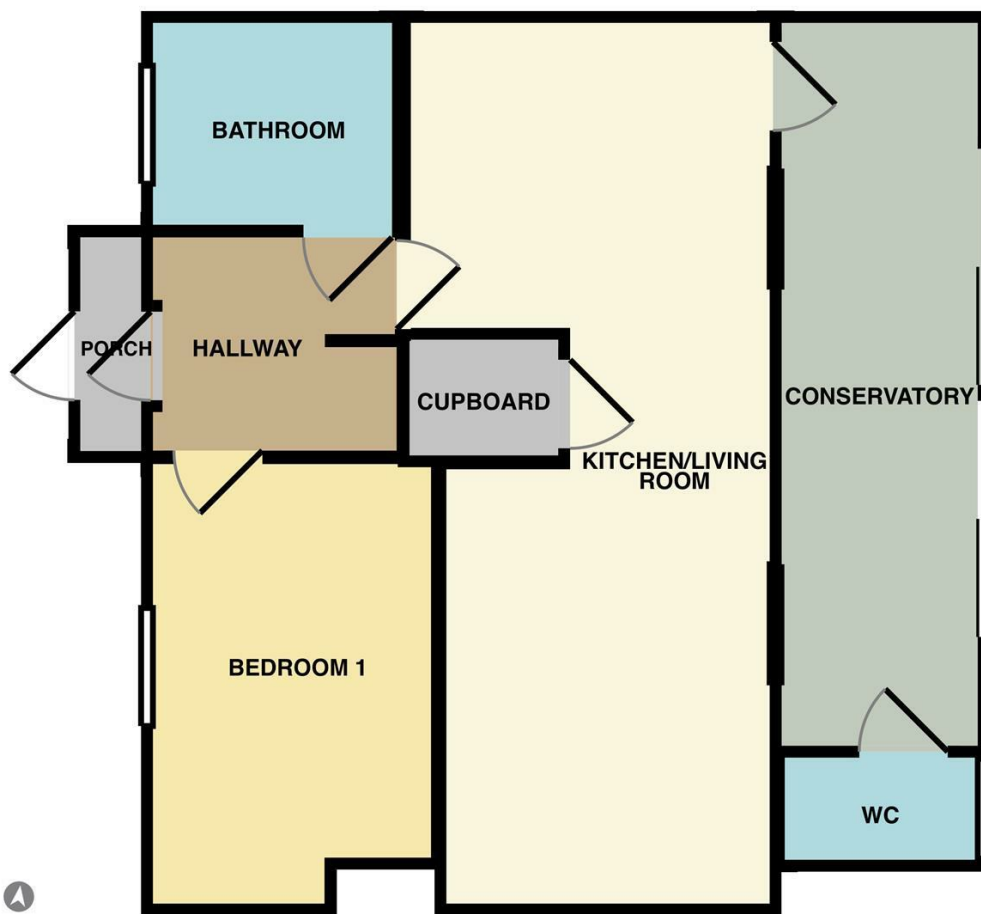
**4 BEDROOMS - AVAILABLE 3/09/2025**

The rental payments equate to approx £572 per person per month or £132 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.

COUNCIL TAX BAND D  
EPC D

Nupad offer this excellent FOUR-bedroom house comprising of FOUR FURNISHED BEDROOMS , a LOUNGE, 2 BATHROOMS one upstairs one downstairs and separate WC, KITCHEN leading out to conservatory/utility area, outside off street parking and rear garden.

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	
	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>61</b>	Potential: <b>88</b>
<small>EU Directive 2002/91/EC</small>	

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>55</b>	Potential: <b>87</b>
<small>EU Directive 2002/91/EC</small>	