

**61 Royal Lane
Uxbridge, UB8 3QU
£2,168 PCM**

Deposit required £2,500

**Available date 29th August
2025**

****STUDENTS****

4 BEDROOMS - AVAILABLE 29/08/2025

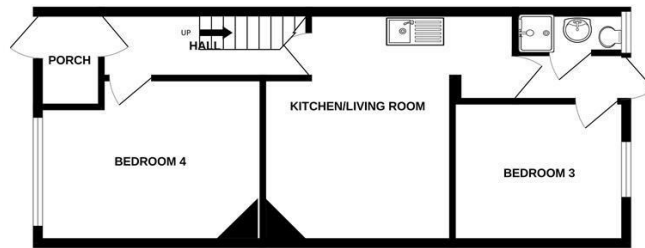
The rental payments equate to approx £542 per person per month or £125 per person per week excluding bills. UniHomes offer a bills package for £25 per person per week. (Incl Gas, Electric, Water, TV licence and internet) which can be organised through Nupad initially.

COUNCIL TAX BAND D
EPC C

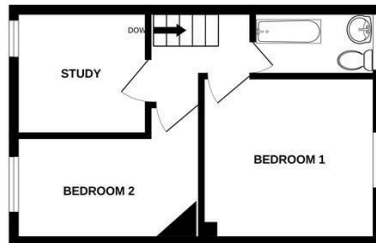
Nupad offer this excellent FOUR-bedroom house comprising of FOUR FURNISHED BEDROOMS, a KITCHEN/LOUNGE, Upstairs BATHROOM and Ground floor SHOWER ROOM, first floor study room. Outside there is off street PARKING and rear GARDEN with large shed for bike storage

The property is ideal for students at Brunel 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.

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



61 ROYAL LANE, UXBRIDGE, UB8 3QU

TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 20205

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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			
(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	