



**45 The Coppice
Yiewsley, UB7 8DX
£650 PCM**

Deposit required £650

**Available date 9th June
2025**

Single room.
BILLS INCLUDED.

Single furnished room to rent in a 6 bedroom shared house, First floor bedroom with single bed, wardrobe, chest of draws, the property benefits from a communal fitted kitchen, conservatory/living area and a shared shower room on the first floor. The property has gas central heating and double glazed windows, outside there is communal gardens and parking available. The property is located with good access to West Drayton Station and Stockley Park.

Bills included
Single occupants only.
EPC 'D'
Council tax band 'D'



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
62		
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