



**.36 Walford Road
Uxbridge, London UB8 2NG**

£3,000 PCM

****STUDENTS****

5 BEDROOMS - AVAILABLE 21/08/2025

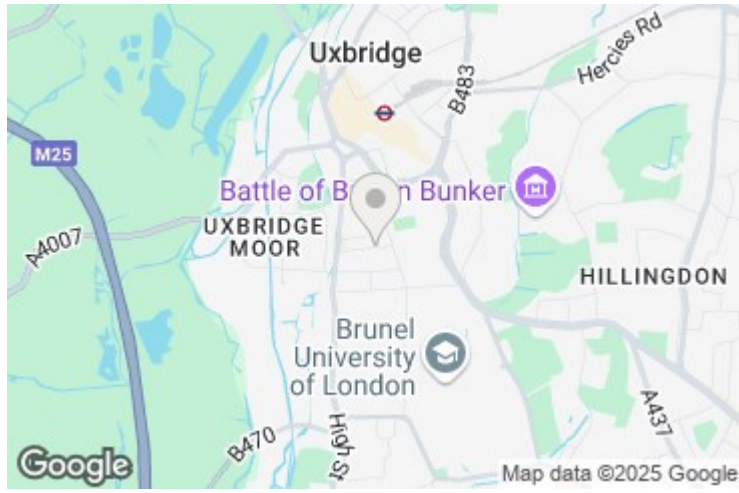
The rental payments equate to approx £600 per person per month or £138 per person per week excluding bills. UniHomes offer a bills package for £23 per person per week. (Incl Gas, Electric, Water, TV licence and internet) which can be organised through Nupad initially.

Nupad offer this excellent SIX bedroom house comprising of FIVE FURNISHED BEDROOMS , TWO BATHROOM KITCHEN, LIVING ROOM, REAR GARDEN.

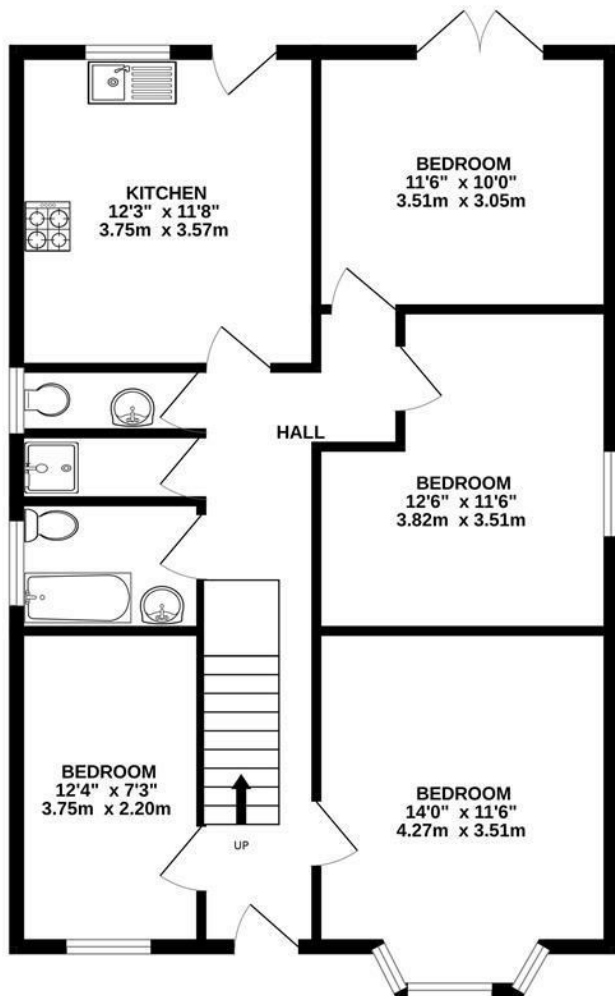
The property is ideal for students at Brunel University as it's close to campus. It is also nearby to direct bus routes to Uxbridge Town Centre, Heathrow, Stockley Park and the local underground station, which provides further access to Central London.

COUNCIL TAX BAND E
EPC E

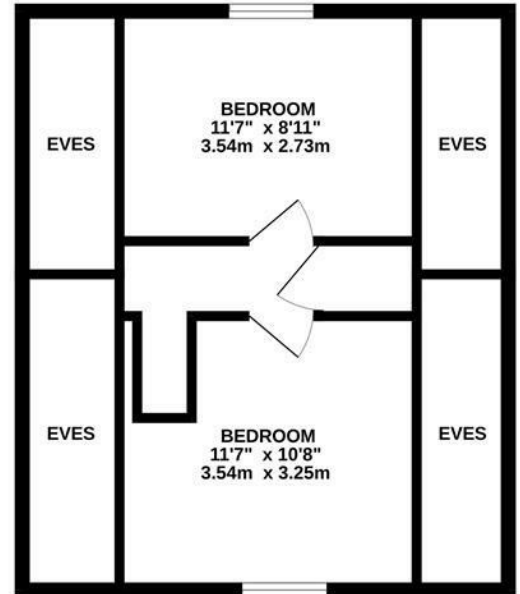
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GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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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			
England & Wales		53	84
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			