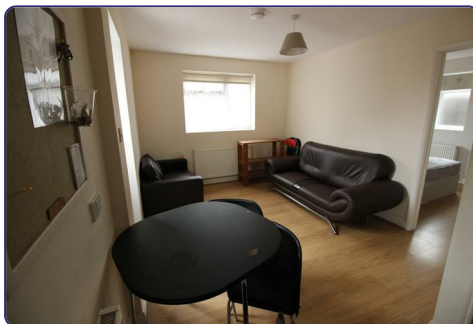




**71 Royal Lane  
Uxbridge, UB8 3QT  
£3,900 PCM**

**Deposit required £4,500**

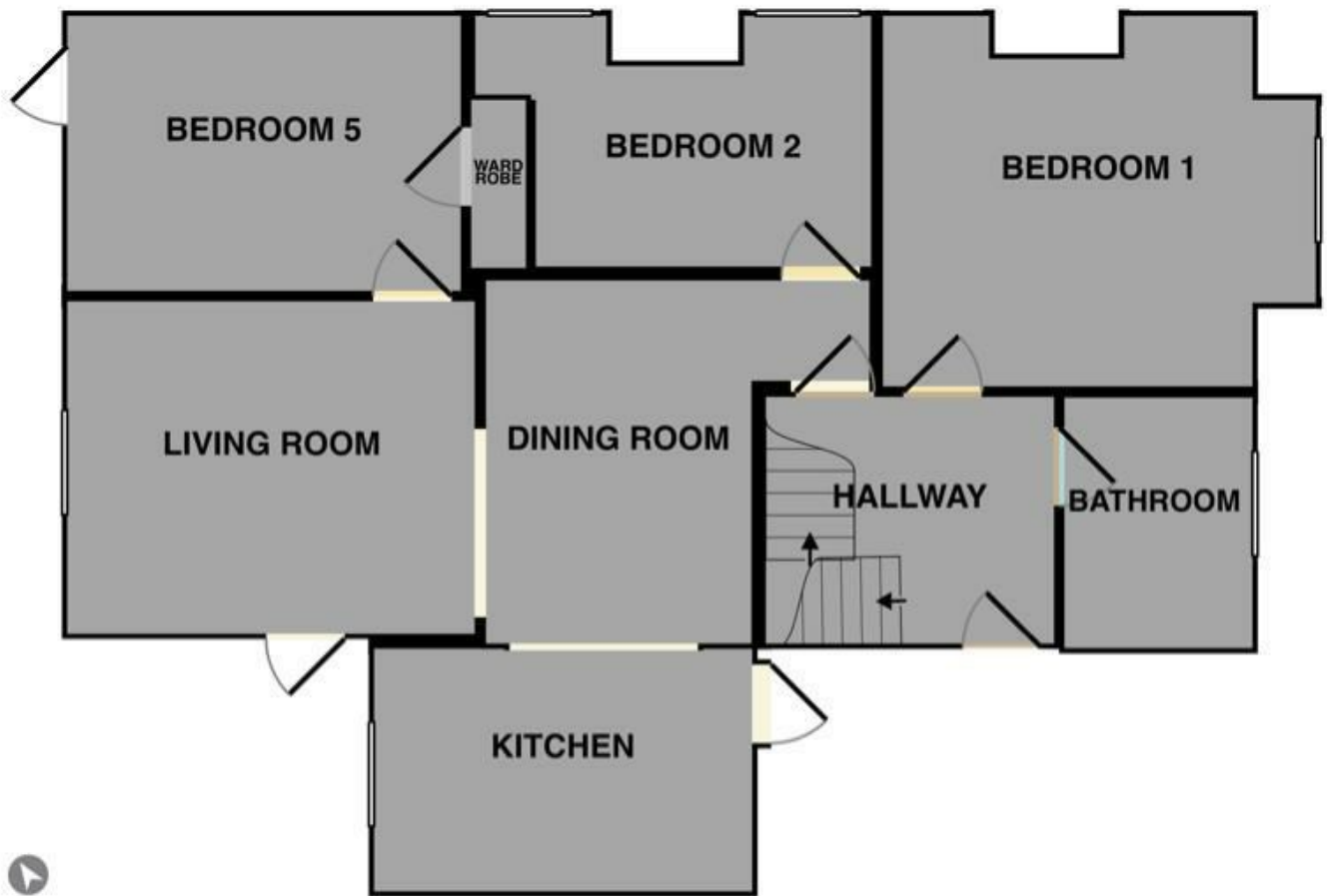
**Available date 22nd July  
2026**

**\*\*STUDENT LET\*\***

**6 BEDROOMS\*\* 2 BATHROOMS,**

The rental payments equate to approx £650 per person per month or £150 per person per week excluding bills. UniHomes offer a bills package for £22 per person per week. (Incl Gas, Electric, Water, TV licence and internet) which can be organised through Nupad initially.

Nupad are delighted to offer this SIX BEDROOM STUDENT HOUSE to the student market. The property comprises of 6 large FURNISHED bedrooms, 2 BATHROOMS, LOUNGE, KITCHEN/DINER and OFF STREET PARKING is available. The property is located directly opposite Hillingdon Hospital which only a short 0.6 MILE walk to Brunel Uni Campus, it is also a commute into Uxbridge Town Centre where Bucks Uni complex is situated.



| 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                             | 57      | 67        |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |