



- First Floor Studio Flat
- Separate Kitchen With White Goods
- Walking Distance to Ruislip High Street
- Residential Road
- Available February 2023
- Spacious Lounge
- Tiled Bathroom
- Close To Ruislip Tube Station
- Unfurnished
- EPC Rating D

Lakin & Co are proud to offer this rarely available first-floor studio flat to the market. Offered in good order and situated on a quiet residential road in Ruislip within walking distance of Ruislip High Street and Ruislip Tube Station (Metropolitan/Piccadilly Lines). The property briefly comprises; a large lounge, a separate kitchen with white goods and a tiled bathroom with bath.

Available immediately and offered unfurnished with white goods.

Price - Rent: £875.00 PCM

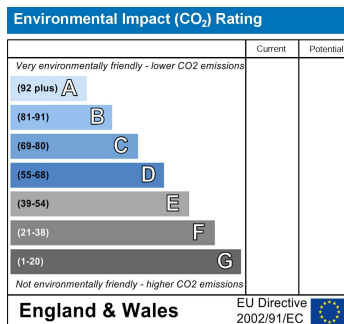
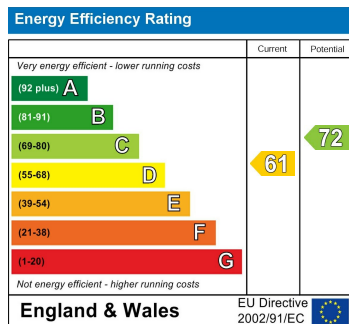
Deposit: £1009.61 (5 weeks rent)

Length of tenancy: Minimum 6 months

Local authority: Hillingdon

Council tax band: B

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract.



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.