



- Well Presented ONE Bedroom House
- Wooden Flooring
- Large Dual Aspect Bedroom
- Gas Central Heating
- Ickenham Village

- Modern Fitted Kitchen with White Goods
- Excellent Transport Links Available
- Off Street Parking
- Available Immediately
- EPC Rating D

We are proud to market this well-presented ONE-bedroom semi-detached house, located in the heart of Ickenham Village. The property briefly comprises an open plan kitchen/living room, downstairs utility cupboard, and a modern newly fitted bathroom, separate W/C and large bedroom.

Benefits include; a modern-fitted kitchen, separate bath and shower, double glazing, gas central heating, off-street parking and utility area.

Located within a short walk from both Ickenham Station (Metropolitan/Piccadilly) and West Ruislip Station (Central/Overground), as well as easy access to the M40/A40/M25, the property is perfectly suited for a single professional/couple needing access into London and surrounding areas.

Available to rent Immediately - Unfurnished.

Price - rent: £1,450 pcm
 Deposit: £1,673.07 (5 weeks rent)
 Holding deposit: 1 week's rent of £334.62 which will be used towards the remaining move-in money due
 Length of tenancy: Minimum 12 months
 Local authority: Hillingdon Council
 Council tax band: B

Internet Speed: Download - (up to) 1000 Mbps Upload - (up to) 924 Mbps

Mobile Coverage (Indoor):

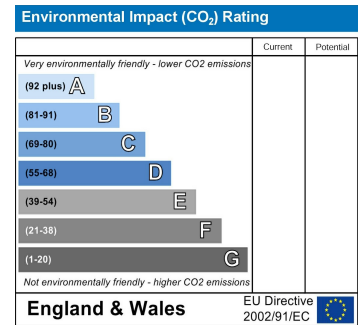
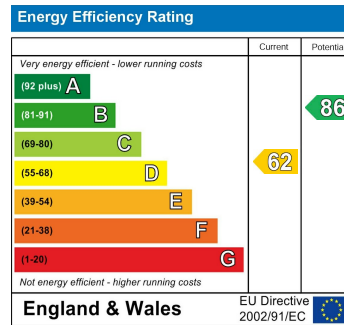
Voice

- EE - Limited
- Three - Limited
- O2 - Limited
- Vodafone - Limited

Data

- EE - Limited
- Three - Limited
- O2 - Limited
- Vodafone - Limited

*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. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk/>



Rectory Way, Ickenham, Uxbridge, UB10

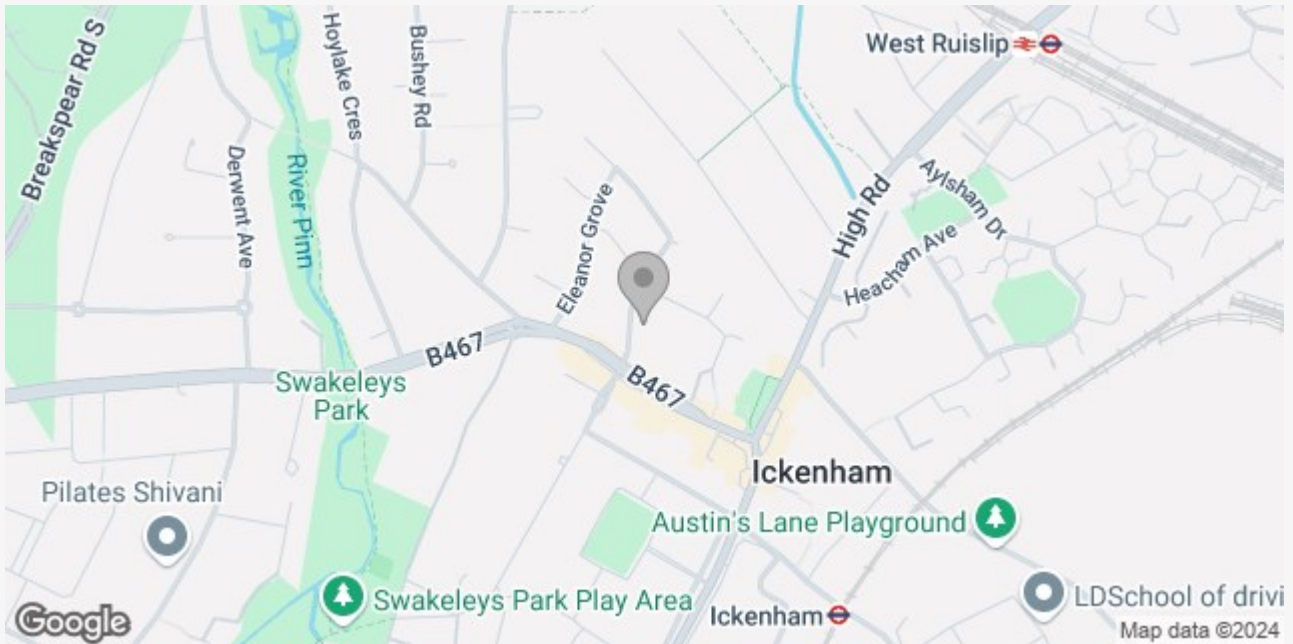
Approximate Area = 556 sq ft / 51.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2022. Produced for Lakin & Co. REF: 895361

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.



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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.