



- TWO Bedroom Maisonette
- Close To Ickenham Tube Station
- Private Garden
- Double Glazing
- Available End Of January 2025 Unfurnished
- First Floor
- Spacious Apartment
- Street Parking - Permit
- Gas Central Heating
- EPC Rating D

A well located TWO double bedroom first floor maisonette set in a quiet residential road in Ickenham and only a stones throw away from Ickenham Tube Station and Ickenham Village.

This sought after property provides bright and spacious living throughout, neutrally decorated and comprises; own private entrance, large lounge, modern fitted kitchen with white goods, tiled bathroom with overhead shower and two double bedrooms with fitted wardrobe space.

Further benefits include; controlled residential parking, private rear garden, gas central heating, double glazing and also within close proximity of West Ruislip Station (Central Line) and A40/M40/M25 motorway junctions.

Available from end of January 2025 unfurnished with white goods. Garage NOT included.

Price - rent: £1,600 PCM
 Deposit: £1,846.15(5 weeks rent)
 Holding deposit: 1 week's rent £369.23 (which will be used towards the remaining move-in money due)
 Length of tenancy: Minimum 12 months
 Local authority: Hillingdon
 Council tax band: C

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

Mobile Coverage (Indoor):

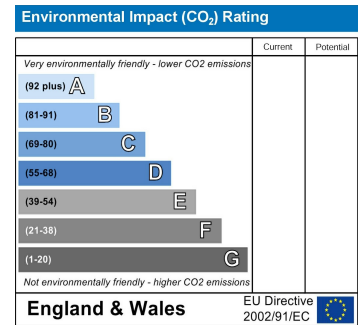
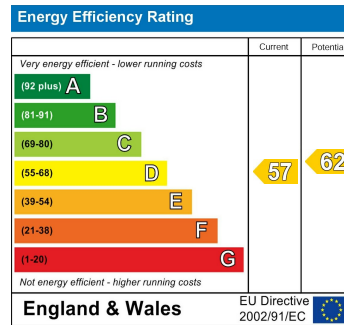
Voice

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

Data

EE - Likely
 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/>



Crosier Road, Ickenham, Uxbridge, UB10

Approximate Area = 748 sq ft / 69.4 sq m

Garage = 134 sq ft / 12.4 sq m

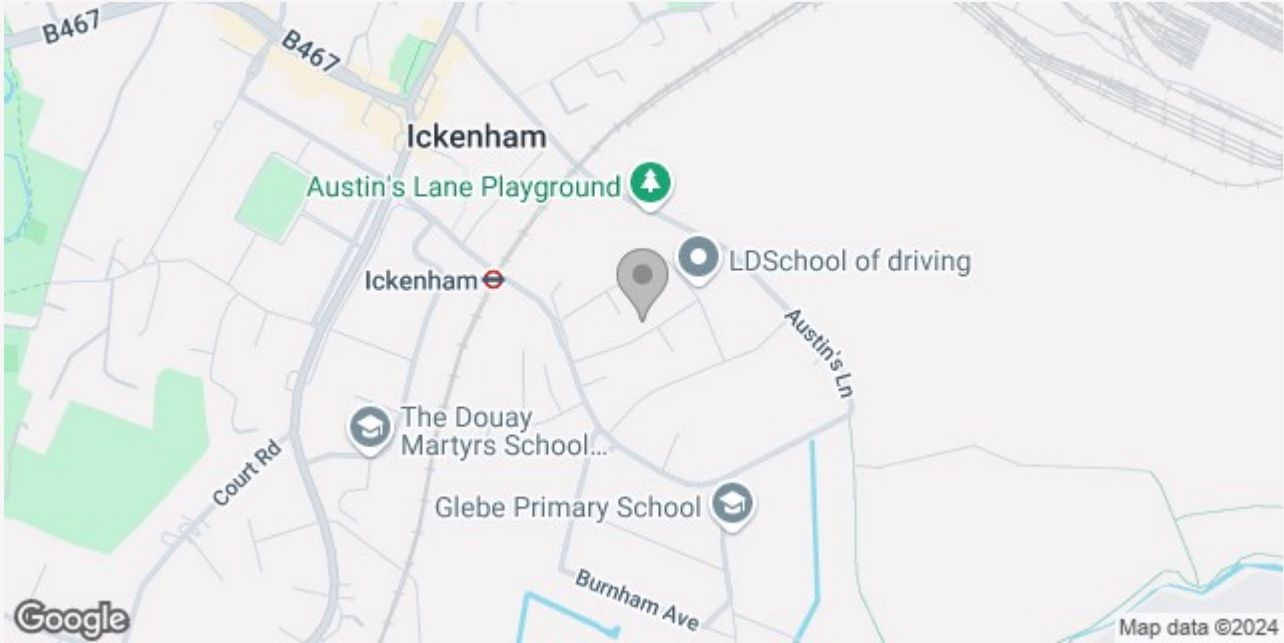
Total = 882 sq ft / 81.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Lakin & Co. REF: 1029581

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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