



- Two Bedroom Apartment
- Fitted Kitchen
- Unfurnished
- Resident's Parking
- Easy Access to A40/M40/M25

- First Floor
- Modern Bathroom
- Available Immediately
- Close to West Ruislip and Ickenham Stations
- EPC Rating C

This well-presented two-bedroom apartment is located in the heart of Ickenham, within a stone's throw of Ickenham Village shops, bars and restaurants, West Ruislip Station (Central Line) and Ickenham Tube Station (Metropolitan & Piccadilly Lines).

This first-floor property comprises 2 spacious bedrooms, a modern bathroom, a large lounge and a fitted kitchen.

Further benefits include: residents' parking (permit required), double glazing, gas central heating and neutral décor throughout. Within a short distance of Ruislip High Street and road links to the A40/M40/M25 motorways.

Available immediately, unfurnished.

Rent: £1,475 PCM

Deposit: £1,701.92 (5 weeks' rent)

Holding deposit: 1 week's rent £340.38 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 1,000 Mbps; Upload - (up to) 100 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

O2 - Good outdoor and in-home

Three - Good outdoor

Vodafone - Good outdoor

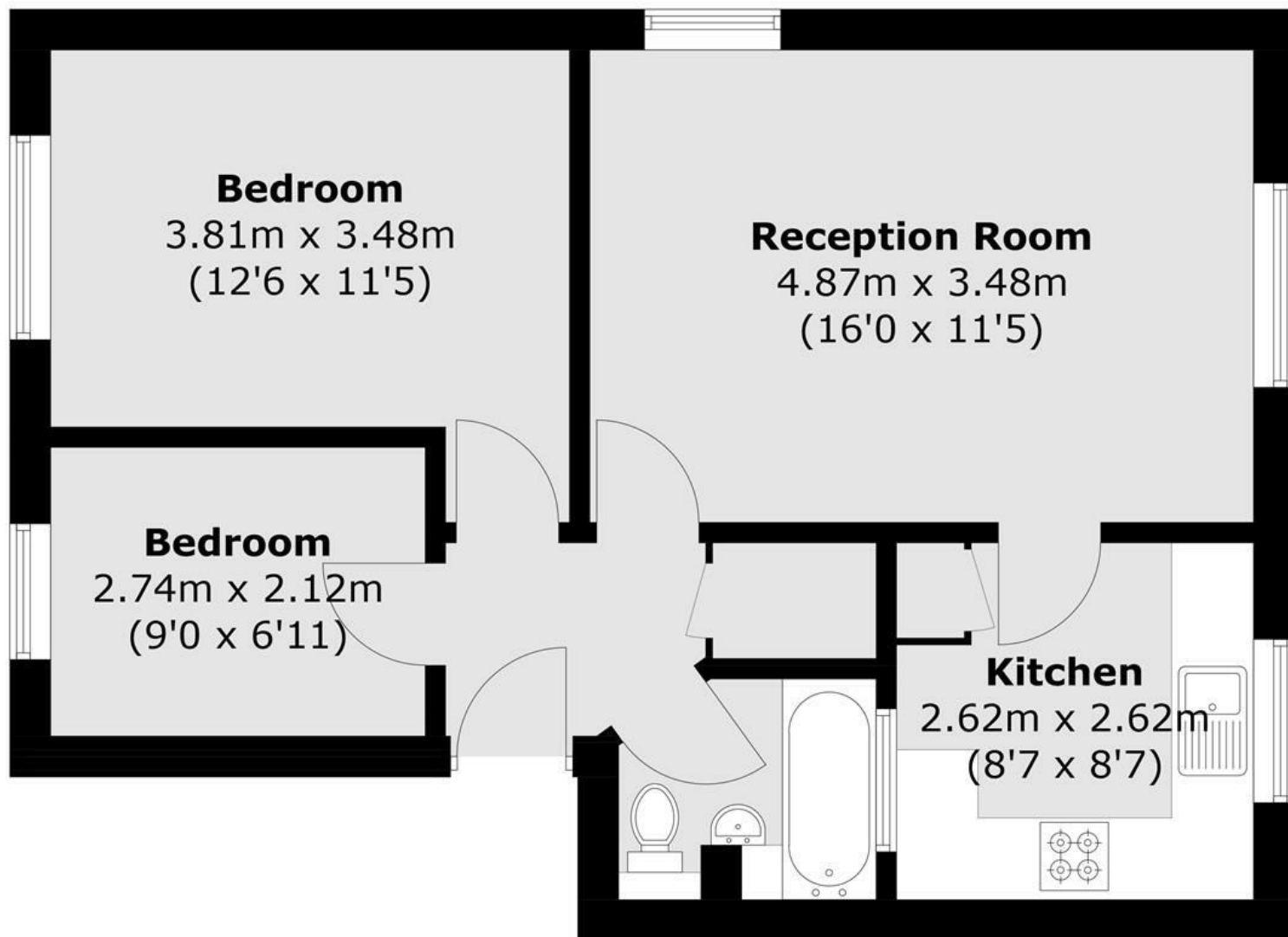
*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>





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	EU Directive 2002/91/EC	

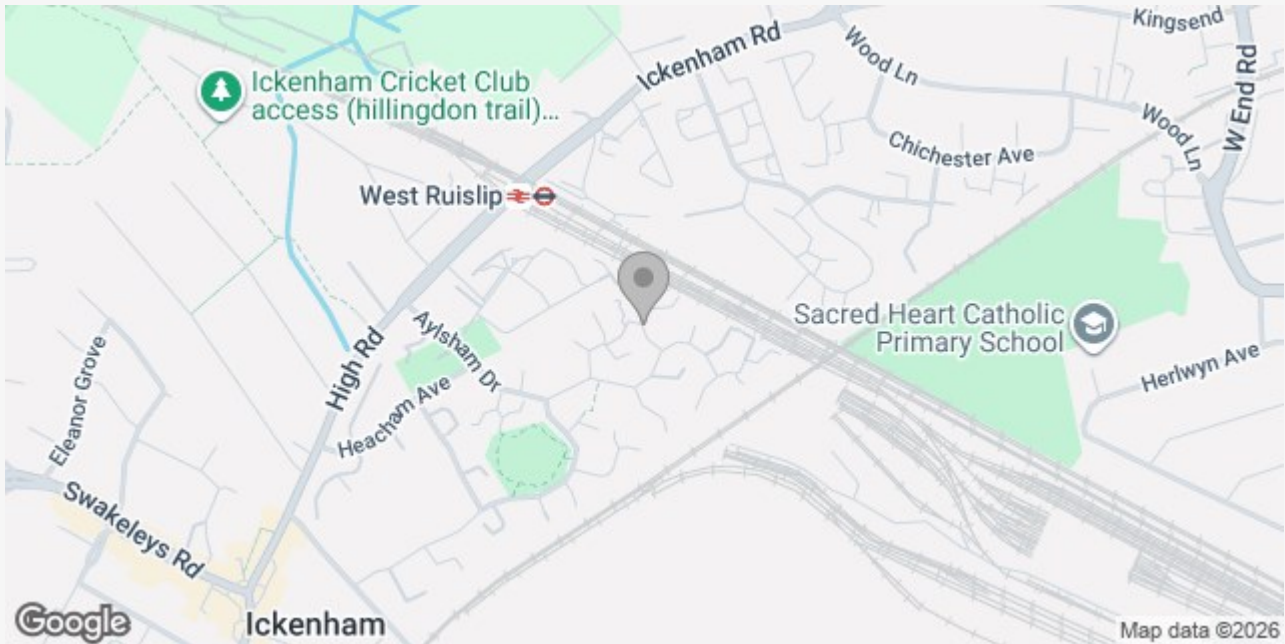
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



First Floor

Total area (approx.): 50.3 sq. m (541.4 sq. ft)

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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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.