



- Two Bedroom Maisonette
- Large Reception Room
- Gas Central Heating
- Ample Storage
- Excellent Transport Links

- Newly Renovated
- Available Immediately
- Modern Kitchen with White Goods
- Close To Ickenham Village
- EPC Rating C

This well presented and recently renovated TWO bedroom flat located on a popular road in Ickenham and just a short walk of West Ruislip Station and Ickenham Village.

The property briefly compromises an entrance hall, a large reception room, a modern kitchen with white goods, 2 well sized bedrooms, a family bathroom with bath and overhead shower.

Further benefits include double glazing, gas central heating and ample storage space.

Close to Ickenham village and it's local amenities, West Ruislip (Central Line) and Ickenham stations (Metropolitan & Piccadilly) are a short walk away, offering easy access into Central London.

Available immediately, unfurnished with white goods.

Rent: £1,500 PCM

Deposit: £1,730.77 (5 weeks' rent)

Holding deposit: 1 week's rent £346.15 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 175 Mbps Upload - (up to) 26 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

O2 - Variable outdoor

Three - Good outdoor and in-home

Vodafone - Good outdoor and in-home

*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/>

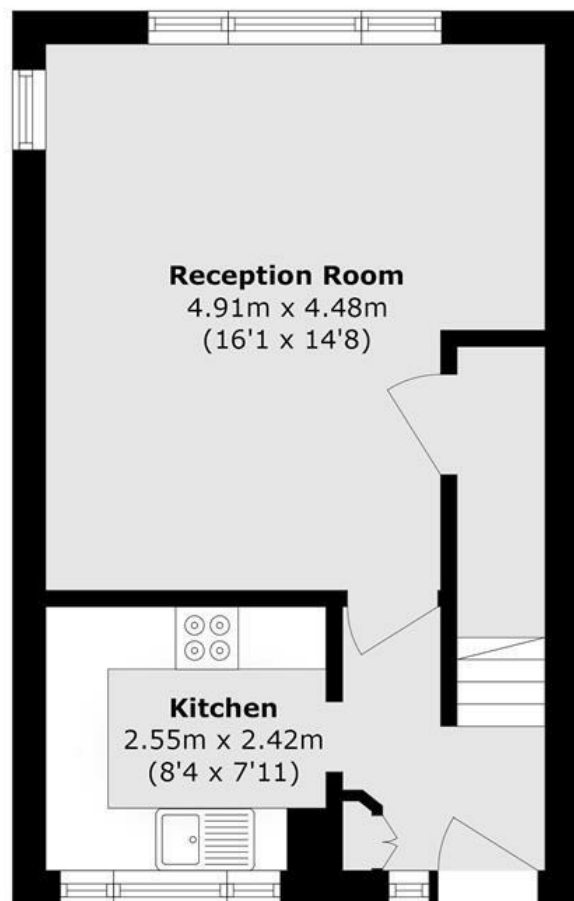




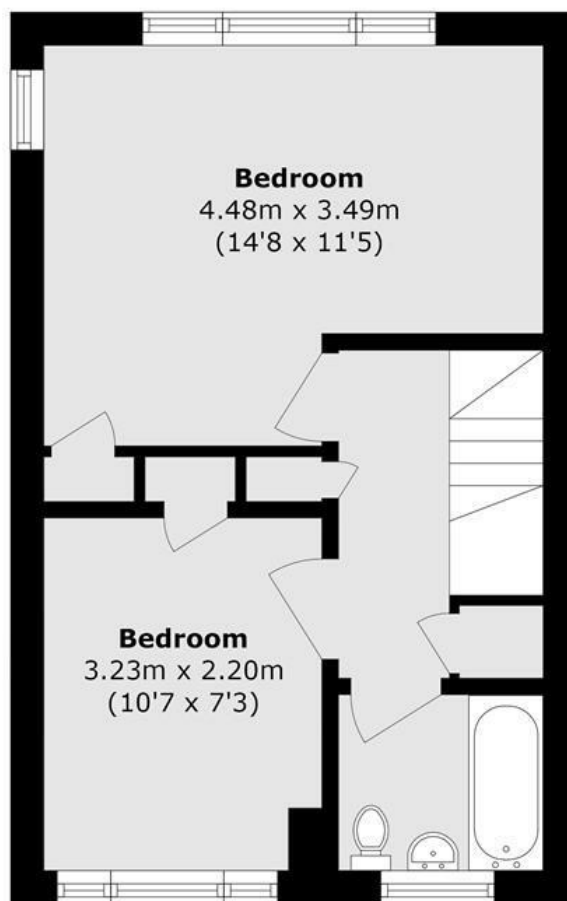


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



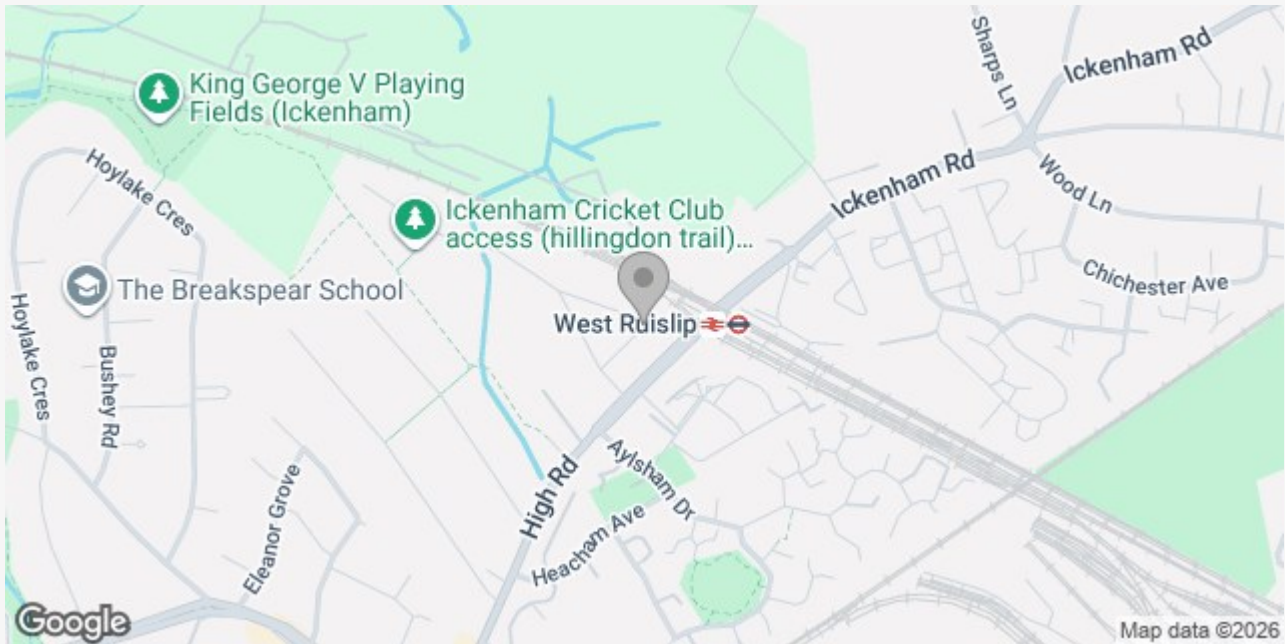
First Floor



Second Floor

Total area (approx.): 66.6 sq. m (716.88 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.



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.