



- ONE Bedroom Flat
- Double Glazing
- Modern Fitted Kitchen
- Entryphone System
- Communal Gardens
- Ground Floor
- Gas Central Heating
- Double Shower
- Allocated Parking Space
- EPC Rating C

A well presented ONE bedroom ground floor flat close to Ickenham Village. Freshly decorated and newly fitted carpets the property is available to rent immediately.

Located in a quiet cul-de-sac the property comprises; entrance hall with storage cupboards, double bedroom, shower room with double shower, spacious lounge and modern fitted kitchen with white goods.

Further benefits include; gas central heating, double glazing, entryphone system, an allocated parking space and communal gardens.

Available immediately, unfurnished with white goods.

Price - rent: £1,350 pcm

Deposit: £1557.69 (5 weeks rent)

Holding deposit: 1 week's rent £311.53 (which will be used towards the remaining move-in money)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: D

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

Upload - (up to) 100 Mbps download

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/>





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	

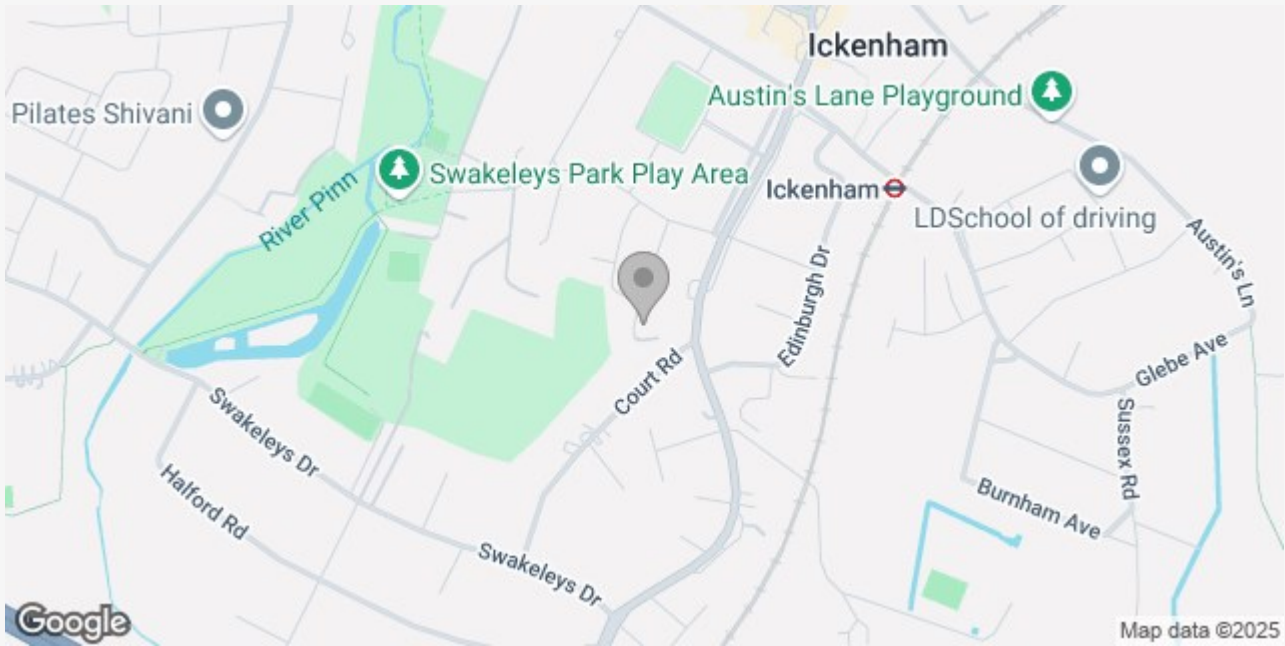
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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