



- THREE Bedroom House
- Spacious Lounge
- Bathroom With Shower
- Gas Central Heating
- Garage & Allocated Parking Space

- Quiet Cul-De-Sac
- Modern Fitted Kitchen
- Double Glazing
- Close To Tube Stations
- EPC Rating C

A well presented THREE bedroom end of terrace house available to rent immediately. This family home is located in a quiet cul-de-sac in Ickenham close to Ickenham Tube Station (Metropolitan & Piccadily Lines) and West Ruislip Station (Central Line).

The ground floor provides; a large lounge with patio doors to garden, modern fitted kitchen. To the first floor; a spacious landing, storage cupboard, two double bedrooms, single bedroom and a bathroom with a shower.

Further benefits include; private rear garden with side access, gas central heating, double glazing, garage and an allocated parking space. Also close to Ickenham Village and popular local schools.

Available immediately, unfurnished.

Price £1,950PCM

Deposit: £2,250.00 (5 weeks rent)

Holding deposit: 1 week's rent of £450 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: Ultrafast- Download (up to) 1000 Mbps - Upload - (up to) 100 Mbps

Mobile Coverage (Indoor):

Voice

EE - Limited

Three - Limited

O2 - Limited

Vodafone - Limited

Data

EE - Limited

Three - Limited

O2 - None

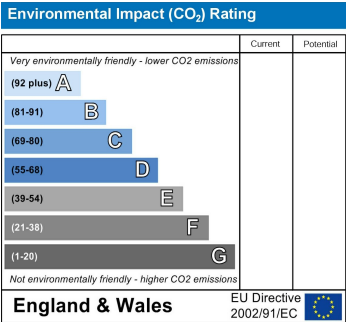
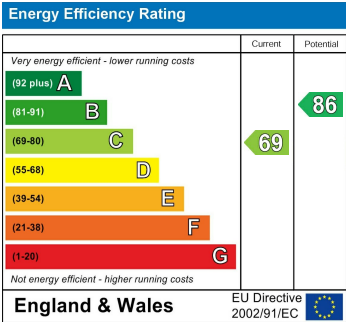
Vodafone - Limited

*Please note all dimensions and descriptions are to be used

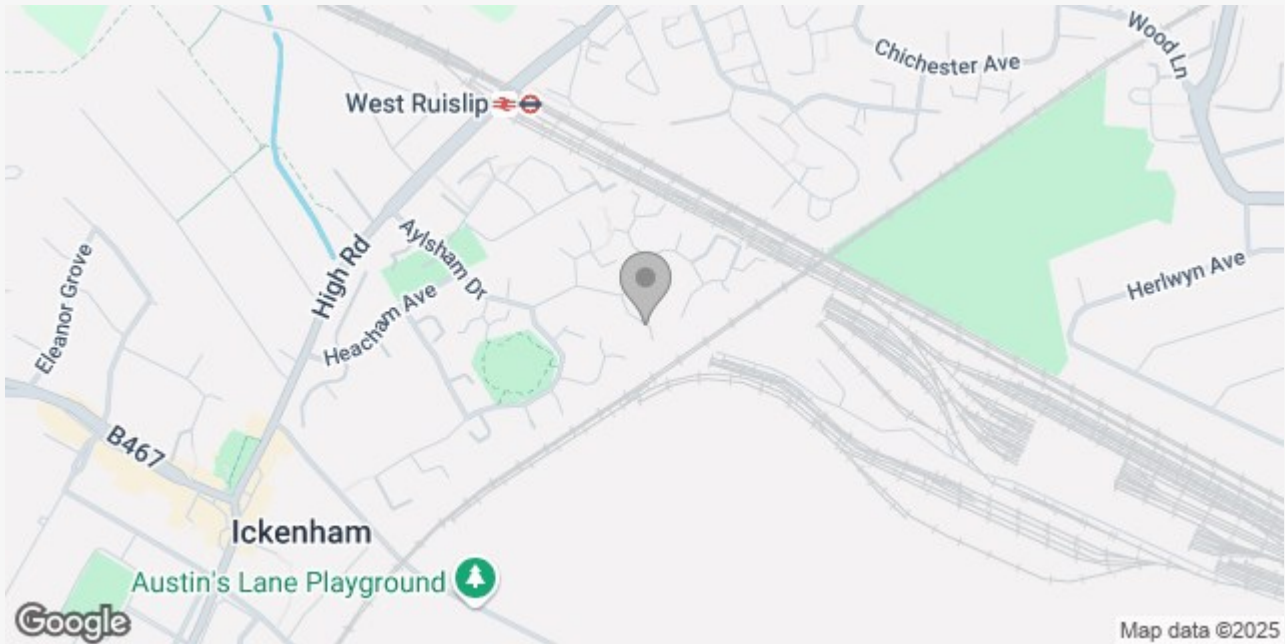
as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk/>







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.