



- ONE Bedroom Apartment
- Modern Fitted Kitchen
- Gas Central Heating
- Communal Gardens
- Available mid-May 2025
- Ground Floor
- Bathroom With Shower
- Allocated Parking Space
- Close To Ickenham Village
- EPC Rating D

A very well presented ONE bedroom flat situated in one of Ickenham's most popular and desirable roads. This ground floor property comprises; an entrance hall, a double bedroom with fitted wardrobes, large bright and spacious lounge with bay window, a separate modern fitted kitchen with white goods including; a fridge freezer, dishwasher and washing machine and a modern tiled bathroom with shower.

The property also boasts; new wood flooring, redecorated in neutral colours throughout, well-maintained communal gardens, gas central heating, double glazing and allocated parking. Within walking distance of Ickenham Village, shops, restaurants, Ickenham Tube Station (Metropolitan & Piccadilly Lines), West Ruislip Station (Central Line) and A40/M40/M25 motorway junctions.

Available from mid-May 2025 unfurnished.

Price - rent: £1,350 pcm

Deposit: £1557.69 (5 weeks' rent)

Holding deposit: 1 week's rent £311.54 (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) 134 Mbps Upload - (up to) 20 Mbps

Mobile Coverage (Indoor):

Voice

EE - Limited

Three - Limited

O2 - Limited

Vodafone - Limited

Data

EE - Limited

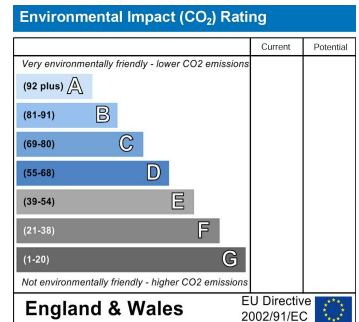
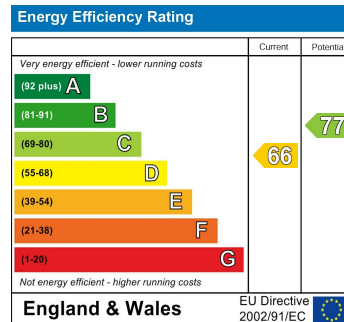
Three - Limited

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

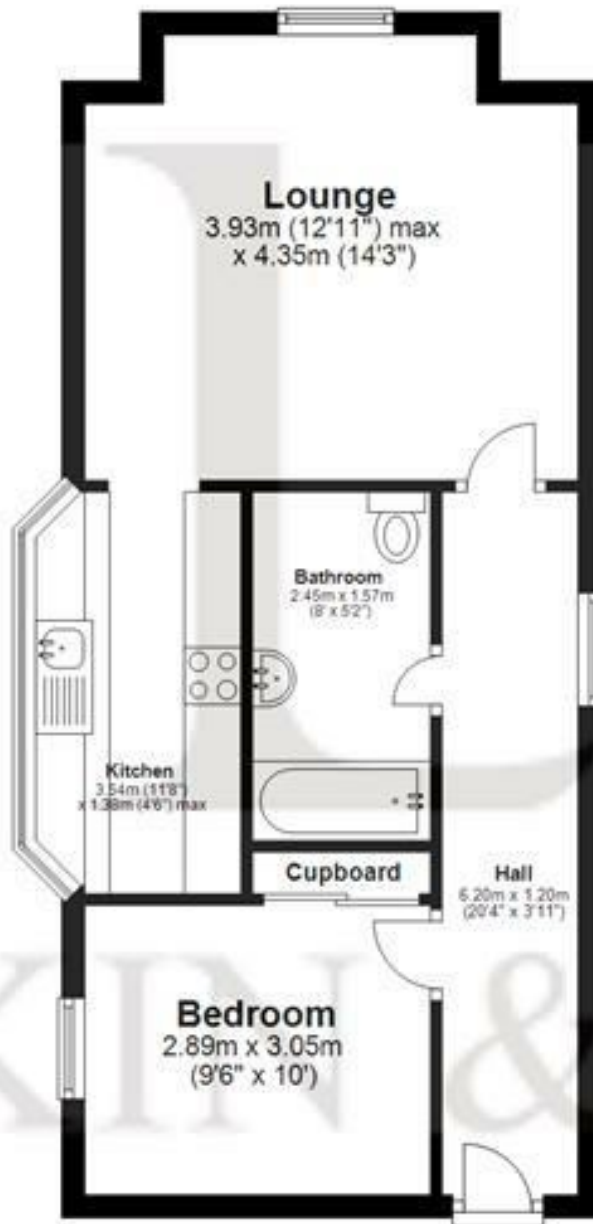
constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>





## Floor Plan

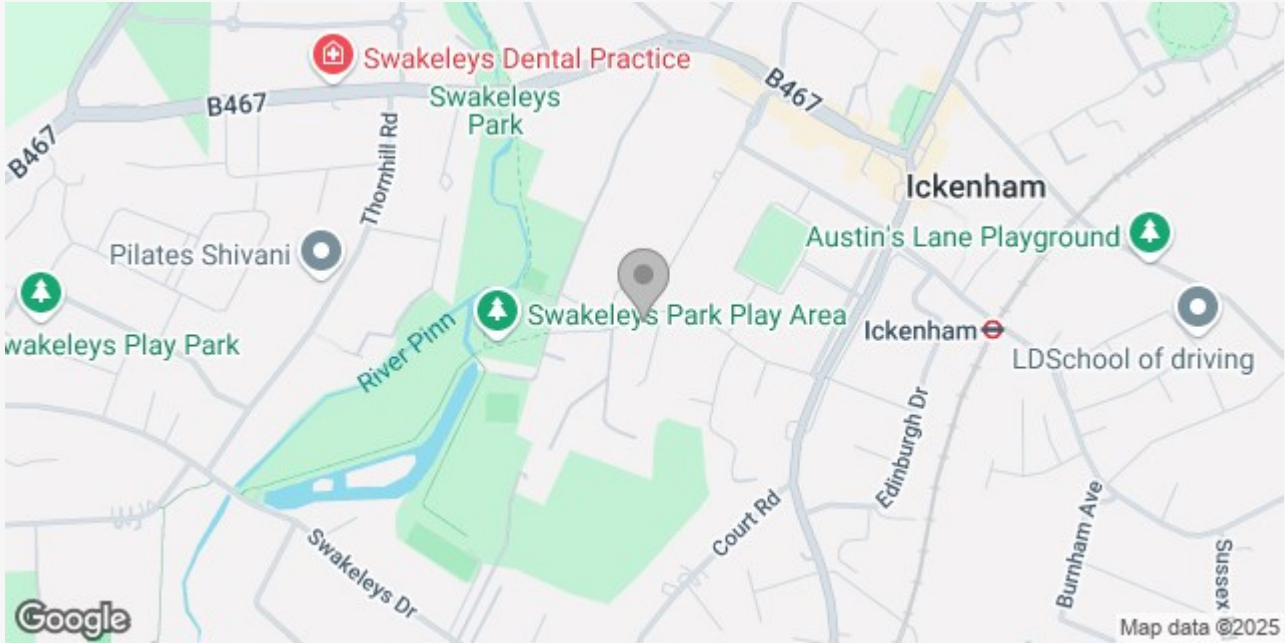
Approx. 44.1 sq. metres (475.2 sq. feet)



**Total area: approx. 44.1 sq. metres (475.2 sq. feet)**

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

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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