



- Two Double Bedrooms
- New Fitted Kitchen & Bathroom
- Unfurnished
- Central Village Location
- Available Immediately
- Recently Redecorated
- Spacious Lounge
- Gas Central Heating
- Close to Ickenham Station
- EPC Rating D

This recently redecorated TWO bedroom split level maisonette located in the heart of Ickenham Village. The property set over two floors comprises; TWO double bedrooms, large lounge, fitted kitchen with white goods and bathroom with shower.

Also benefiting from gas central heating and double glazing. Within walking distance of Ickenham Tube Station (Metropolitan & Piccadilly Lines) and also West Ruislip Station (Central Line)

Available immediately unfurnished.

Rent: £1,475 PCM

Deposit: £1701.92 (5 weeks' rent)

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

Length of tenancy: Minimum 12 months

Local authority: Hillingdon Council

Council tax band: C

Internet Speed: Download - (up to) 1800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage (Indoor):

Voice

EE - Limited

Three - Limited

O2 - Limited

Vodafone - Likely

Data

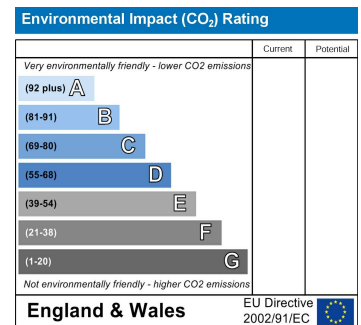
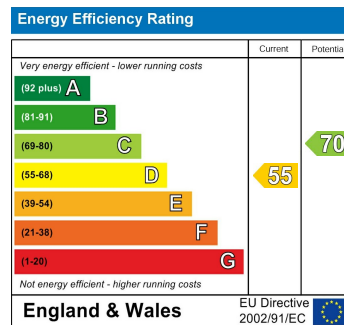
EE - Limited

Three - Limited

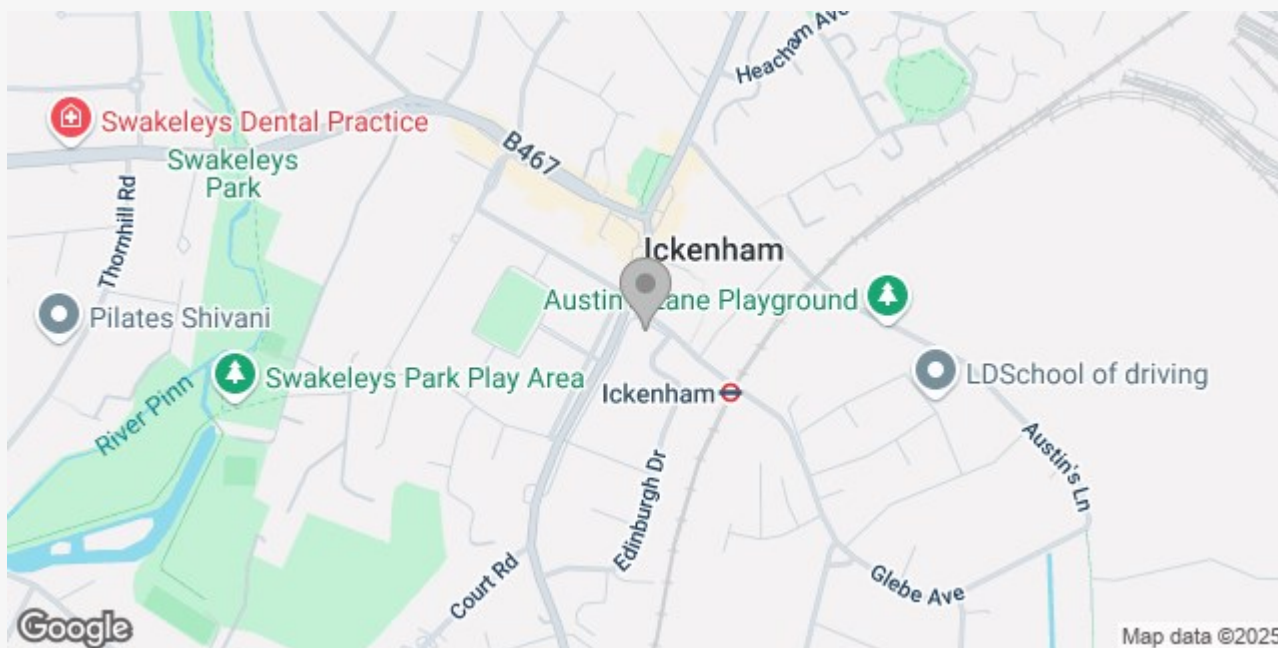
O2 - Limited

Vodafone - Likely

\*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/>



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

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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.