



- TWO Bedrooms TWO Bathrooms
- Ickenham Village
- En-suite To Main Bedroom
- Allocated Parking Space
- Close To Tube Stations

- Luxury Ground Floor Apartment
- Private Patio Garden
- Underfloor Heating
- Available July 2025
- EPC Rating B

This luxury TWO bedroom TWO bathroom ground floor apartment is set within a gated development in Ickenham just minutes from Ickenham Village's cafes, shops, bars and restaurants.

Spanning over approximately 840 sq ft and with a high specification throughout the property briefly comprises: an entrance hall, 25 ft lounge leading to a private patio garden, an open plan modern fitted German kitchen with white goods, two bedrooms, en-suite to main bedroom and a main bathroom with a separate walk in shower.

Set back from the road and entered via private secured gates the resident parking is set within landscaped grounds. The outside space provides a private rear garden/patio with well-maintained communal grounds to both the front and rear.

Further benefits include: underfloor heating, entry phone system, an allocated parking space and close proximity of A40/M40/M25 junctions.

Available July 2025 unfurnished.

Rent: £2,100 PCM
Deposit: £2,423.08 (5 weeks' rent)
Holding deposit: 1 week's rent £484.62(which will be used towards the remaining move-in money due)
Length of tenancy: Minimum 12 months
Local authority: Hillingdon Council
Council tax band: D

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

Mobile Coverage (Indoor):

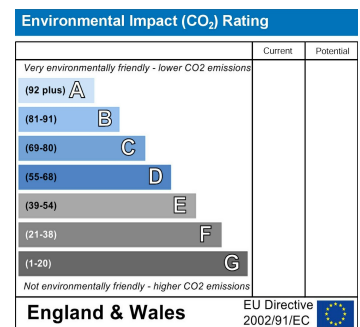
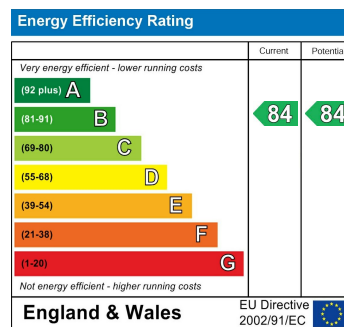
Voice

EE - Likely
Three - Limited
O2 - Likely
Vodafone - Limited

Data

EE - Likely
Three - Limited
O2 - Limited
Vodafone - Limited

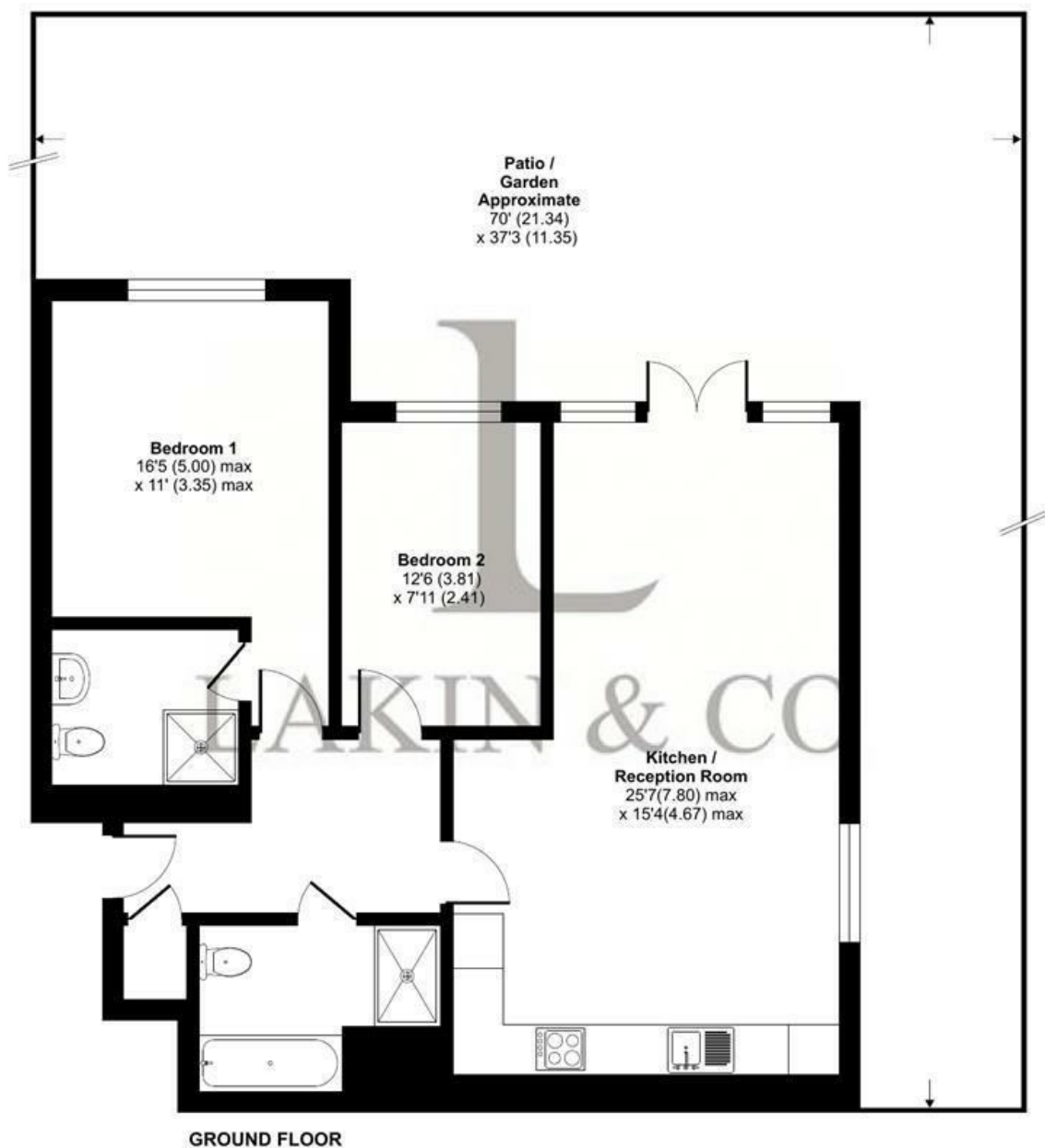
*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>



Long Lane, Ickenham, Uxbridge, UB10

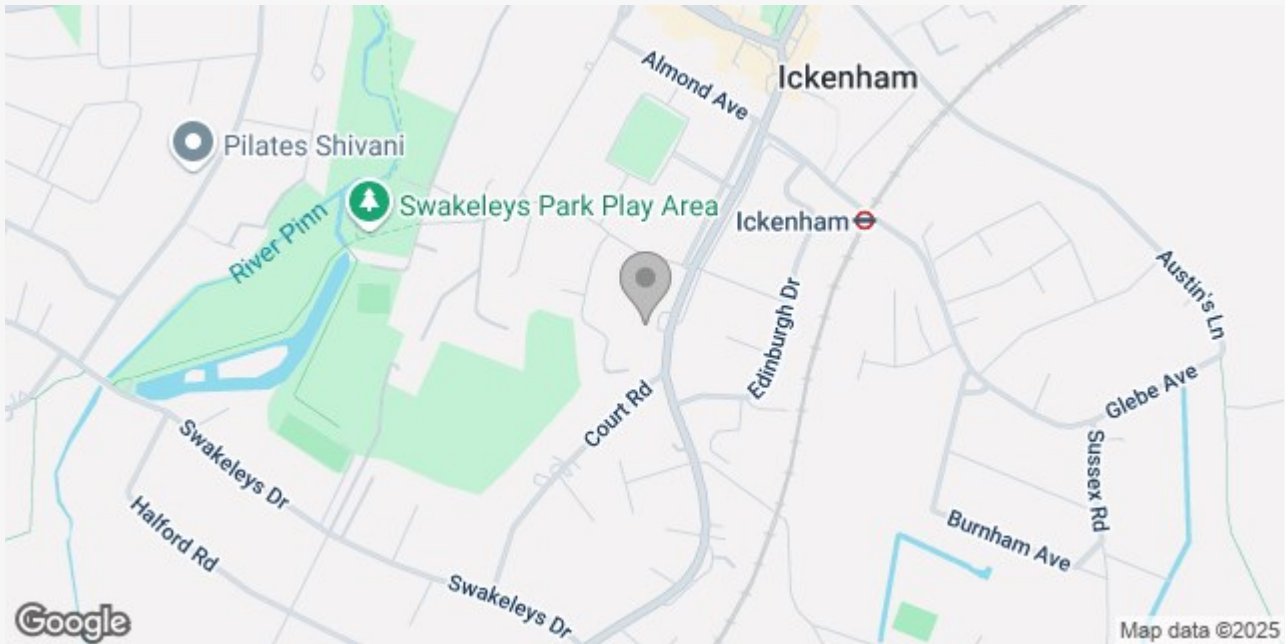
Approximate Area = 840 sq ft / 78 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lakin & Co. REF: 839617

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.