



- THREE Bedrooms
- New Kitchen with White Goods
- Spacious Lounge/Dining Room
- Garden With Patio
- Close to Local Amenities
- Available Immediately
- Newly Decorated
- Laminate & Tiled Flooring
- Off Street Parking
- EPC Rating C

We are proud to present this spacious, newly renovated THREE-bedroom mid terrace house. The property comprises: a hallway, open plan lounge/dining room with doors leading to a patio and rear garden and a brand new kitchen with white goods. The first floor has 3 spacious bedrooms and a newly fitted bathroom.

Further benefits include: off-street parking, laminate and tiled flooring throughout and gas central heating. Close to primary and secondary schools, several parks and local shops are within walking distance. Good local transport links are available, including the Elizabeth Line & overground services at Hayes & Harlington Station.

Available immediately, unfurnished.

Rent: £2,100 PCM

Deposit: £2,423.07 (5 weeks' rent)

Holding deposit: 1 week's rent £484.61 (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) 1,800 Mbps Upload - (up to) 1,000 Mbps

Mobile Coverage (Indoor):

Voice

EE - Likely

Three - Limited

O2 - Limited

Vodafone - Likely

Data

EE - Likely

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/>

Living Room



Dining Room



Kitchen



Bedroom 2



Kitchen



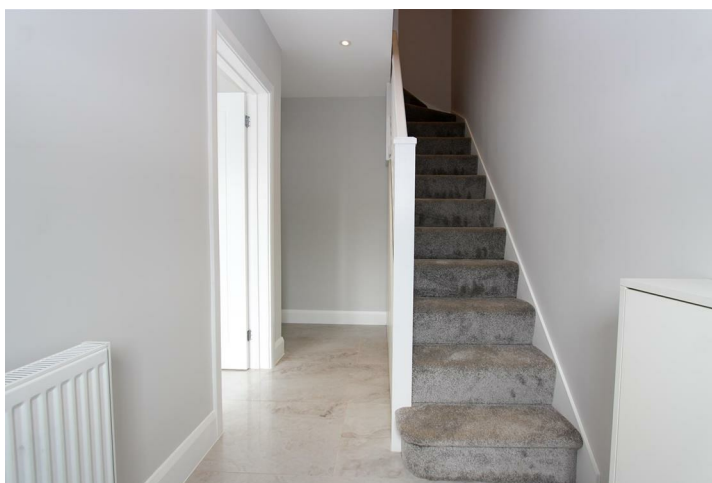
Bedroom 3



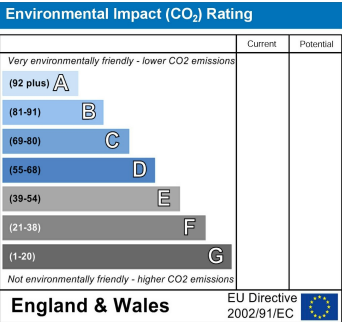
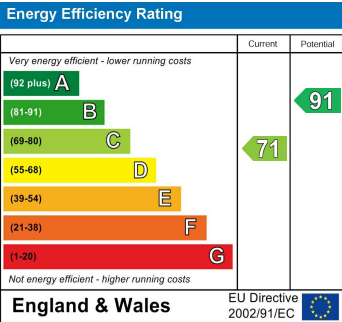
Bedroom 1



Hallway



Bathroom



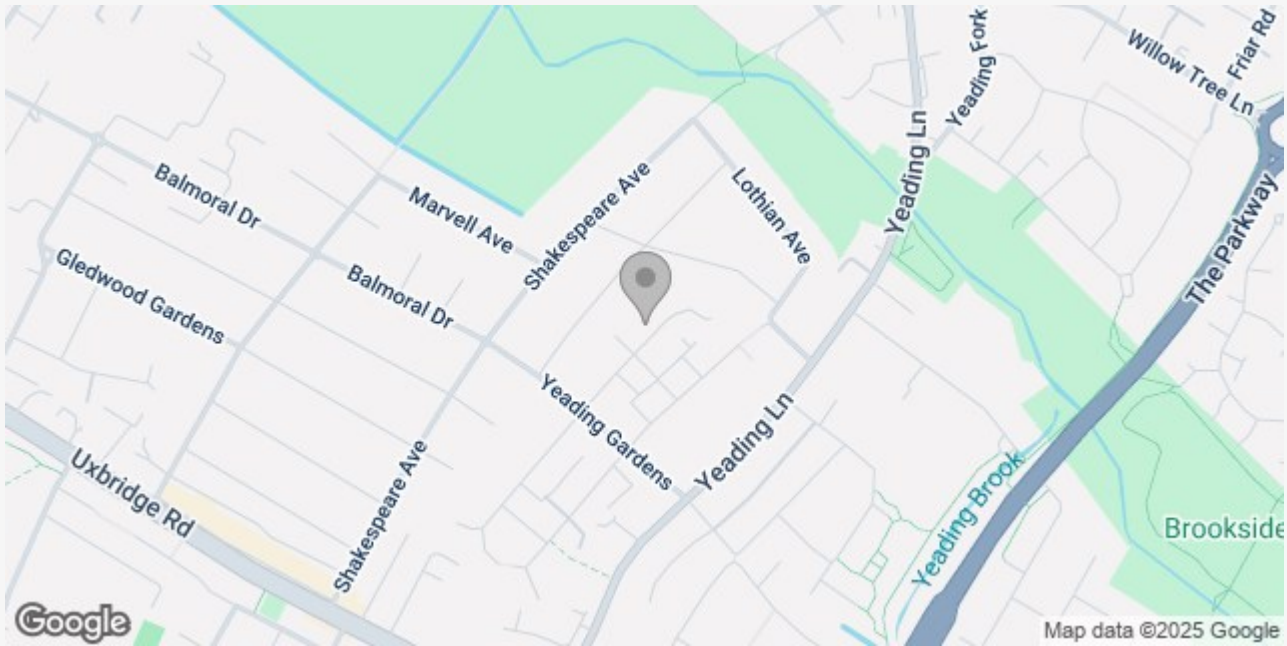
Garden



Garden



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.