



- TWO Double Bedrooms
- Modern Fitted Kitchen
- Gas Central Heating
- Available Furnished or Unfurnished
- Available March 2026

- First Floor Maisonette
- Spacious Lounge
- Excellent Transport Links
- Convenient Village Location
- EPC Rating D

Perfectly situated for Ickenham Tube Station and Ickenham Village, this TWO double bedroom first-floor maisonette set in a quiet residential road provides a bright and spacious living.

Neutrally decorated throughout, the property comprises; a private entrance, a large lounge, a large fitted kitchen, a tiled bathroom with shower, and two double bedrooms with fitted wardrobes.

Also boasting gas central heating, double glazing, and within walking distance of Ickenham Station (Metropolitan and Piccadilly Lines) and West Ruislip Station (Central and Chiltern Lines) and A40/M40/M25 motorway junctions.

Available from March 2026, furnished/unfurnished.

Price - Rent: £1,700 PCM

Deposit: £1,961.53 (5 weeks rent)

Holding deposit: 1 week's rent £392.30 (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) 5,000 Mbps Upload - (up to) 5,000 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

Three - Good outdoor, variable in-home

O2 - Good outdoor

Vodafone - Good outdoor

*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/>

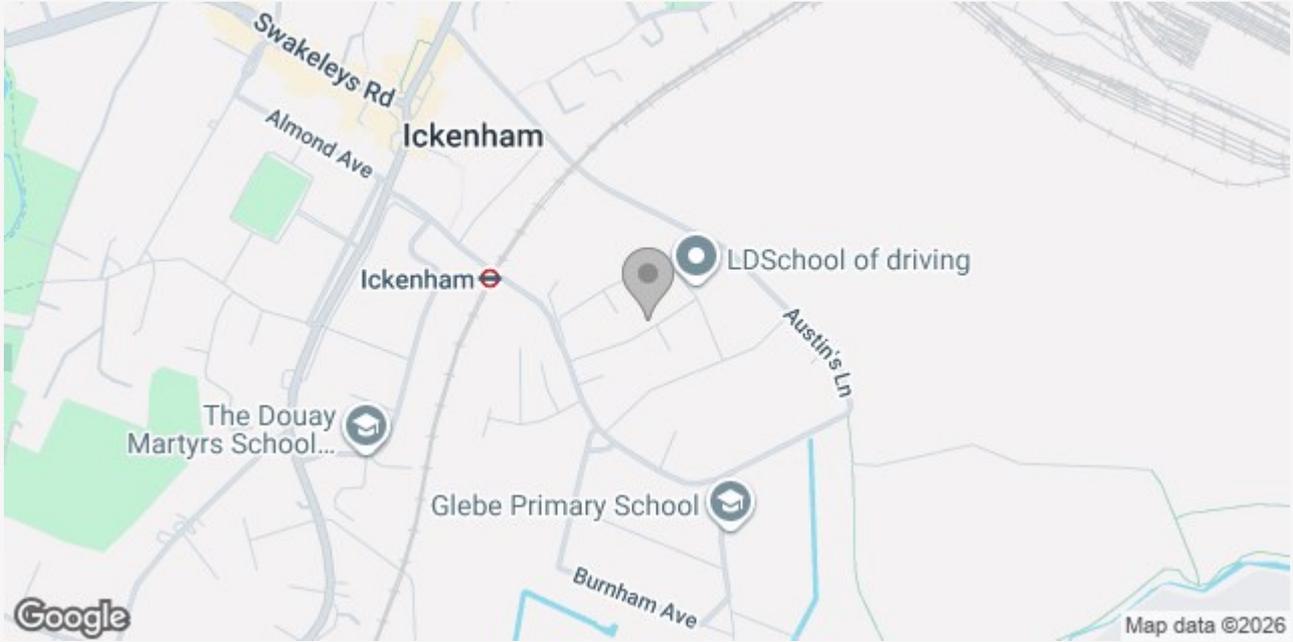




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.