



- TWO Bedroom Apartment
- Bright & Spacious
- Private Balcony
- Allocated Parking Space
- Available Immediately

- Top Floor
- Bathroom With Shower
- Entryphone System
- Close To Central Line
- EPC Rating C

A TWO-bedroom top-floor apartment set in Carmichael Close just off West End Road, which offers fantastic transport links with Ruislip Gardens Tube Station (Central Line) just a stone's throw away.

This light and airy apartment comprises: entrance hallway, modern kitchen with white goods, spacious lounge, TWO double bedrooms, family bathroom with bath and overhead shower and private balcony with access from the master bedroom and lounge.

The property additionally benefits from: double glazing, entry phone system, allocated parking space and ample storage.

The property is within walking distance to local schools and amenities and is also ideally located for the A40/M40 and M25 road links, which are a short drive away.

Available immediately, unfurnished with white goods.

Rent: £1,675 PCM

Deposit: £1,932.69 (5 weeks' rent)

Holding deposit: 1 week's rent £386.53 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 80 Mbps Upload - (up to) 20 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

O2 - Good outdoor and in-home

Three - Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

*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	68	73
(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	52	55
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

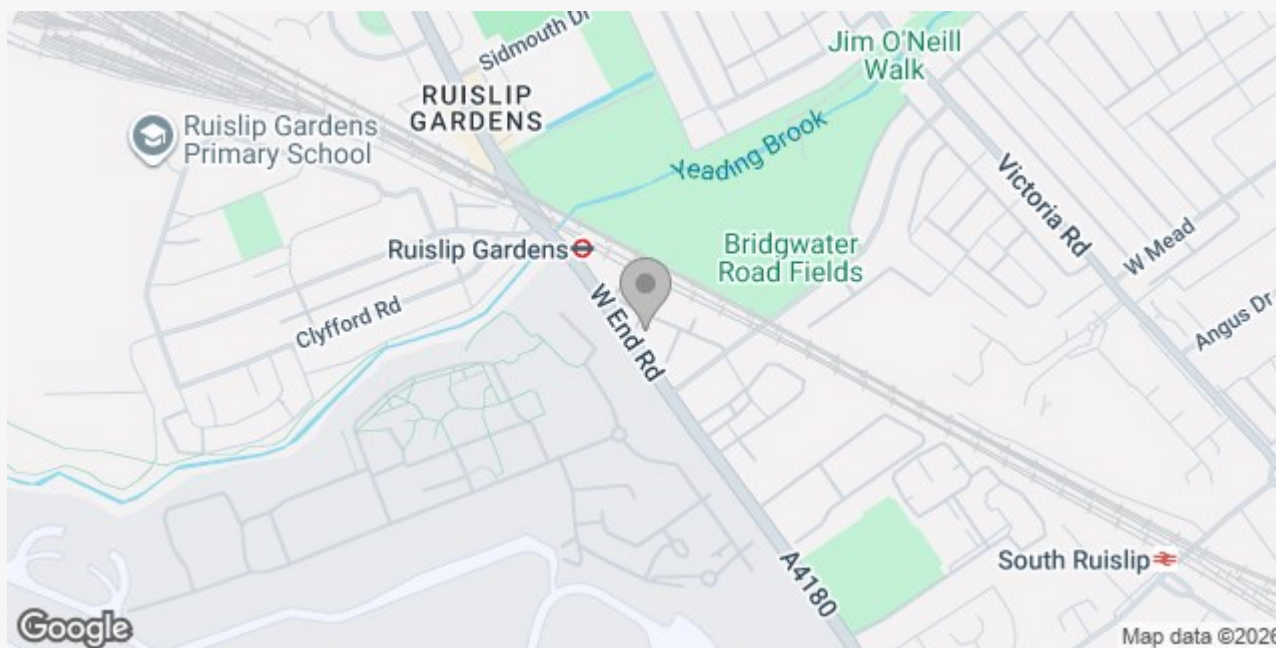
Carmichael Close, Ruislip, HA4 6LQ

APPROX. GROSS INTERNAL FLOOR AREA 753 SQ FT 69.9 SQ METRES



Representation of current layout is for identification only and is not to scale

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.