



- TWO Bedroom Apartment
- Ensuite Bathroom with shower
- Top Floor
- Walking Distance To Ickenham Village
- Available February 2026
- Modern Development
- Private Balcony
- Allocated Parking
- Close To Transport Links
- EPC Rating B

A very well presented top-floor TWO-bedroom TWO-bathroom modern apartment set close to Ickenham Village and West Ruislip Station (Central Line).

The property comprises; entrance hall way with storage cupboards, main bedroom with ensuite shower room, second double bedroom, main bathroom, spacious lounge, kitchen with integrated appliances.

Further benefits include; neutral decor, lift access, allocated parking space, district heating, private balcony.

Ideally situated in Ickenham, with residents enjoying the added benefit of close proximity to West Ruislip (Central Line) and Ickenham (Metropolitan & Piccadilly Lines) underground stations, enabling seamless commuting. Furthermore, the A40/M40/M25 motorways are easily accessible, allowing for effortless travel by car.

Available April 2026 furnished.

Rent: £1,950 PCM

Deposit: £2,250 (5 weeks' rent)

Holding deposit: 1 week's rent £450 (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) 900 Mbps

Mobile Coverage (Indoor):

EE - Good

Three - Good

O2 - None

Vodafone - Good

*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/>



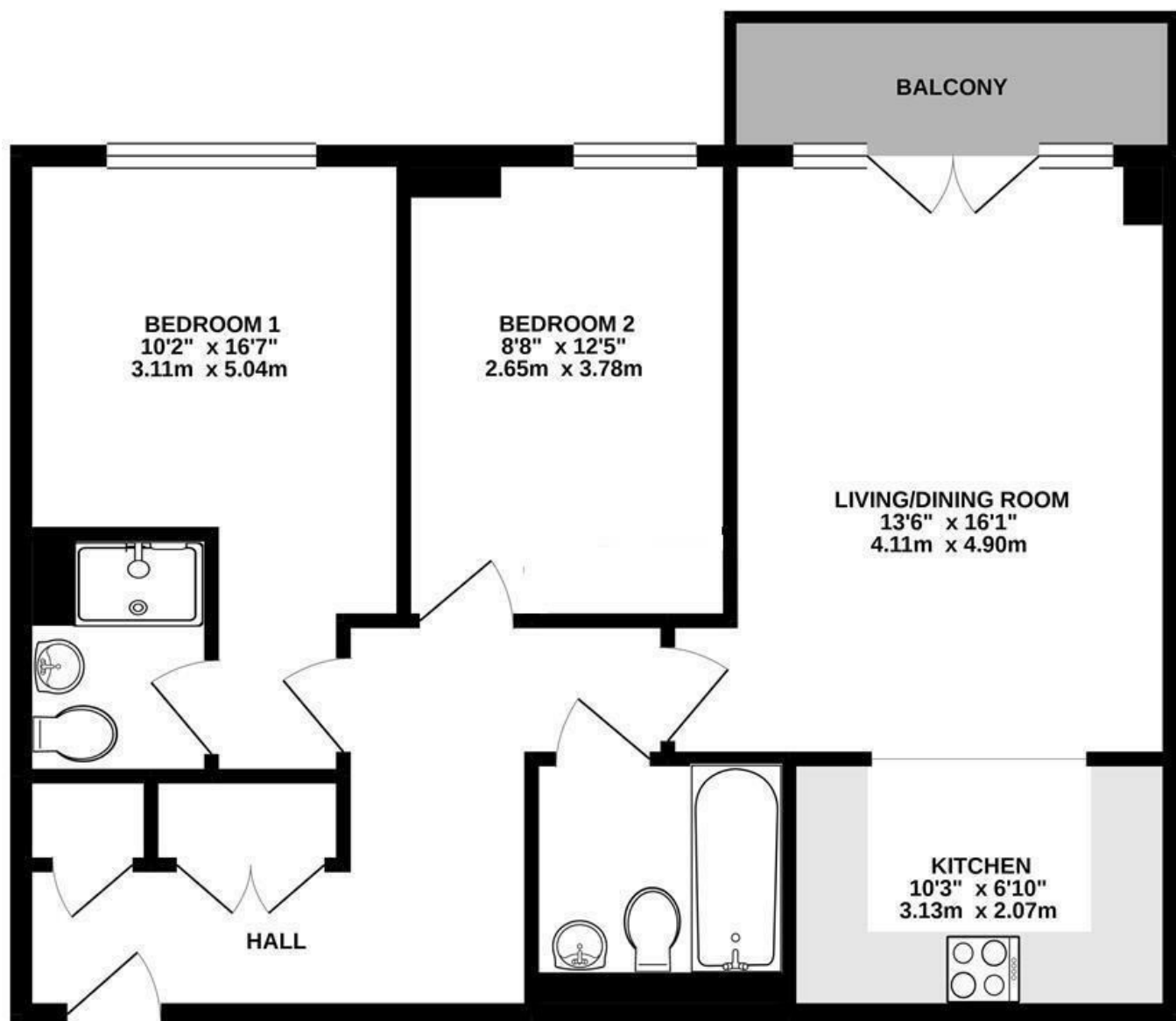




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

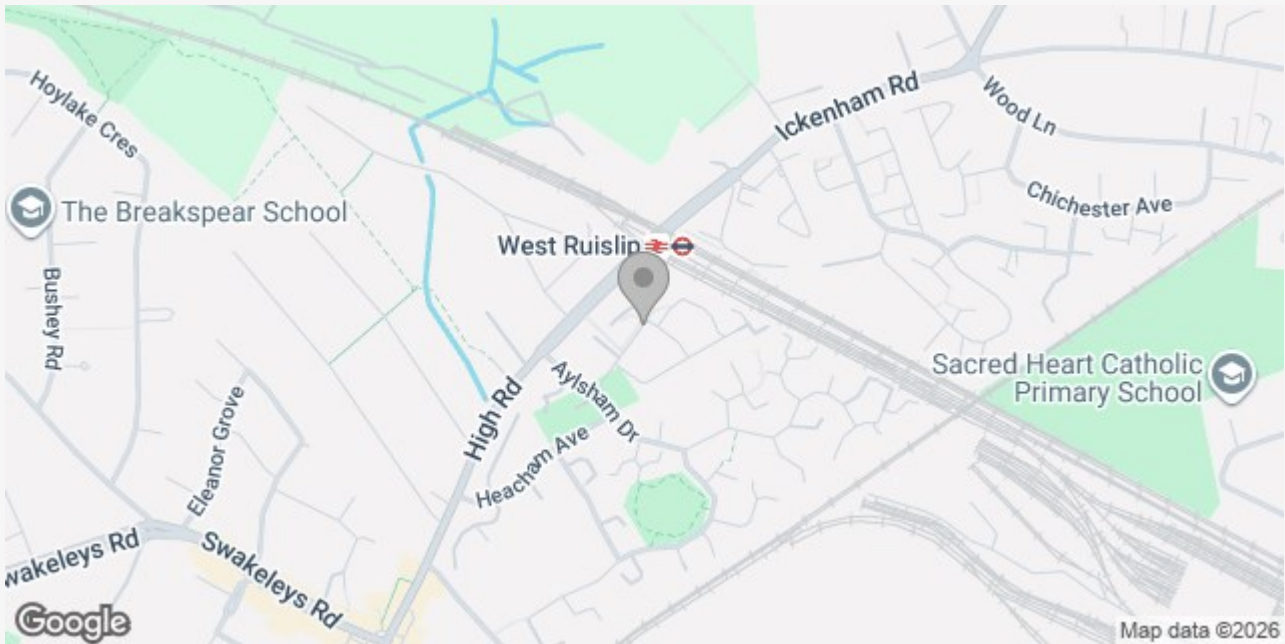
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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