



- TWO Bedroom Apartment
- Private Balcony
- Short Walk to Ickenham Village
- Allocated Parking Space
- Viewing By Appointment Only
- Open Plan Kitchen
- Video Entryphone System
- Close to West Ruislip Station
- Lift Access
- EPC Rating B

Superbly located in an exclusive development just moments from West Ruislip station and Ickenham Village. This TWO bedroom apartment is beautifully presented and would be ideal first time buyers.

The property briefly comprises; an entrance hall with built-in storage cupboards, a spacious lounge with doors leading to a private balcony, a modern open-plan fitted kitchen with integrated appliances, two double bedrooms and modern fitted white suite bathroom.

There is the added benefit of a private balcony, allocated parking, video entry phone system, lift access and well-maintained communal grounds.

Bunting House is conveniently located just off Ickenham High Road, within easy reach of both Ickenham and Ruislip High Streets, offering a variety of shops, cafes, and transport connections. For commuters, West Ruislip Station is only moments away, providing access to the Chiltern and Central lines, while nearby Ickenham and Ruislip Stations also offer the Metropolitan and Piccadilly lines.

Viewings are strictly by appointment only.

Price: Guide Price £375,000

Tenure: Leasehold

Lease: Lease Term 125 years

Years Remaining: 111 Approx

Service Charge & Insurance: £164 pcm

Ground Rent: £150 Per Annum

Ground Rent Review: fixed

Local Authority: Hillingdon

Council Tax Band: D

Broadband type: Up to Ultrafast 1000 Mbps d/l 1000 Mbps u/l

Mobile Coverage (Indoor):

Provider| Voice | Data

EE| Good outdoor & in home

Three| Good outdoor & in home

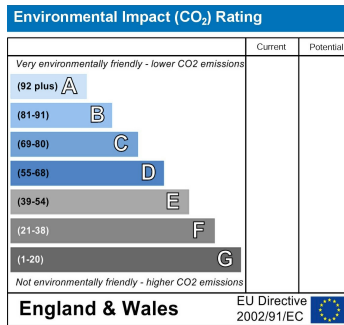
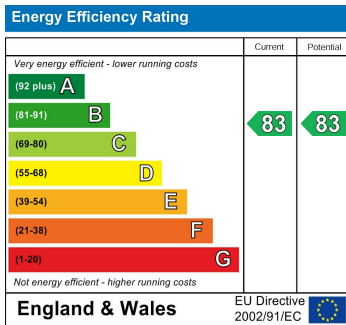
O2| Good outdoor

Vodafone| Good outdoor & variable in home

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer 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.uk>



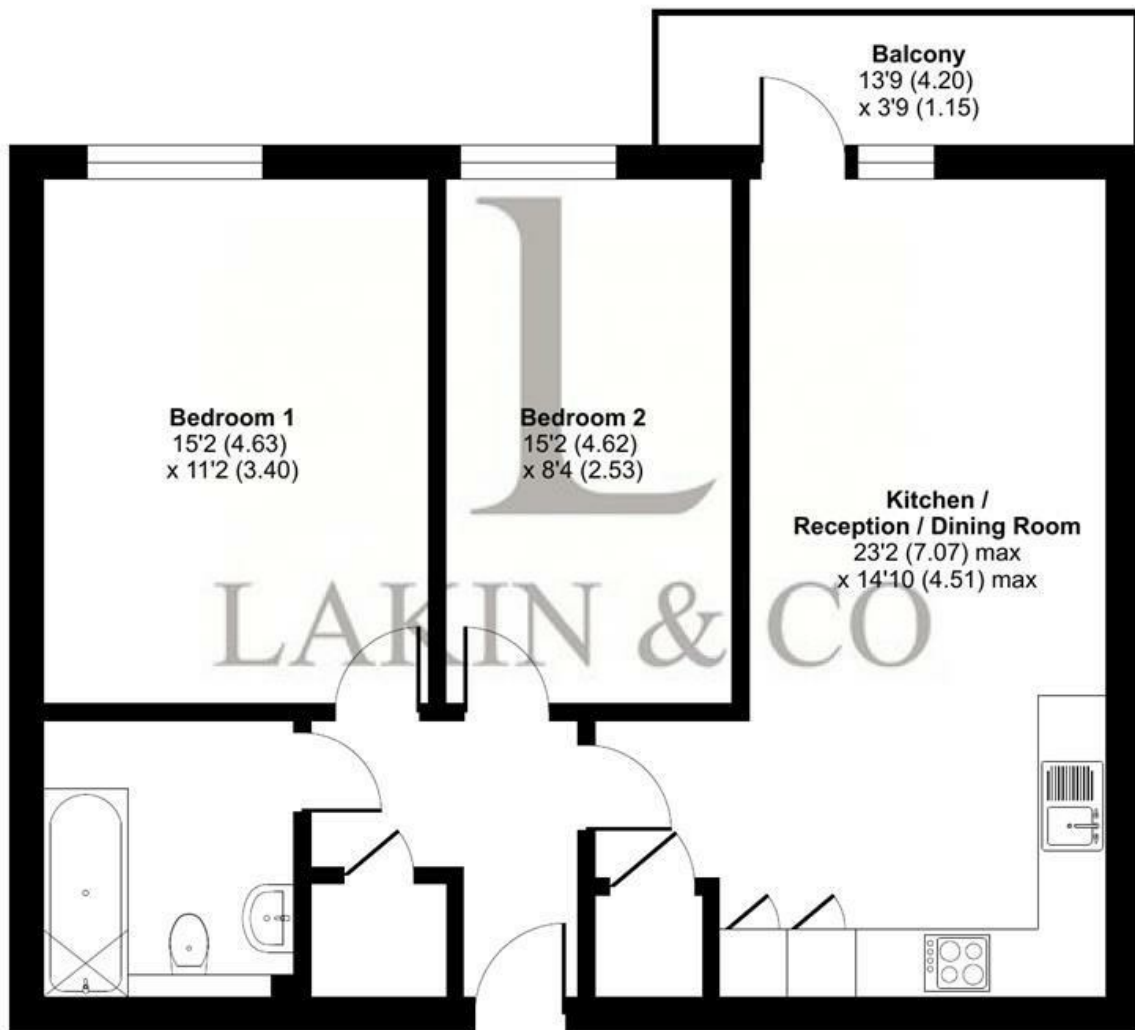




**Bunting House, Coyle Drive, Ickenham, Uxbridge, UB10**

Approximate Area = 729 sq ft / 67.7 sq m

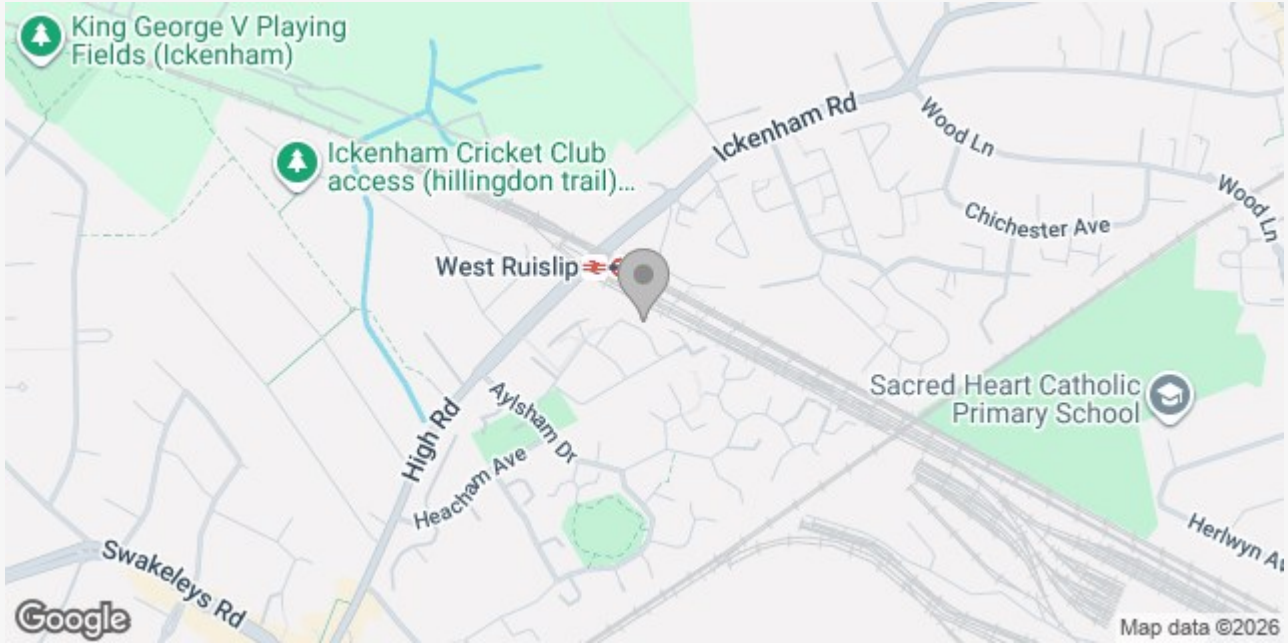
For identification only - Not to scale



**SECOND FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lakin & Co. REF:1400465

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.



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