



- Two Bedroom Apartment
- Dual Aspect Reception Room
- New Modern Kitchen With Fitted White Goods
- Close to Ickenham/West Ruislip Station
- Available Immediately
- Newly Decorated
- Top Floor
- Gas Central Heating
- Resident's Parking
- EPC Rating C

We are proud to present this newly redecorated two-bedroom apartment located in Ickenham within a stones throw of Ickenham Village shops, bars and restaurants, West Ruislip Station (Central Line) and Ickenham Tube Station (Metropolitan & Piccadilly Lines).

This bright and spacious top-floor property briefly comprises: an entrance hall, a large double-aspect lounge, a new separate modern fitted kitchen with white goods, a modern tiled family shower room, a double main bedroom and a good-sized single bedroom.

Further benefits include; neutral décor throughout, gas central heating, double glazing and residents' parking. Within a short distance of Ruislip High Street and road links A40/M40/M25 motorway junctions.

Available immediately, unfurnished.

Rent: £1,500 PCM

Deposit: £1,730.76 (5 weeks' rent)

Holding deposit: 1 week's rent £346.15 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 1,000 Mbps Upload - (up to) 100 Mbps

Mobile Coverage:

EE - Good outdoor, variable in-home

O2 - Good outdoor

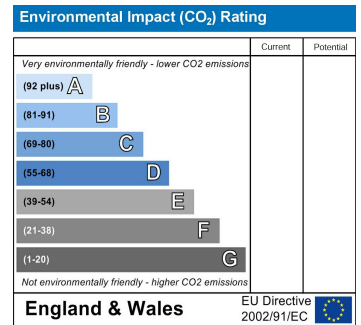
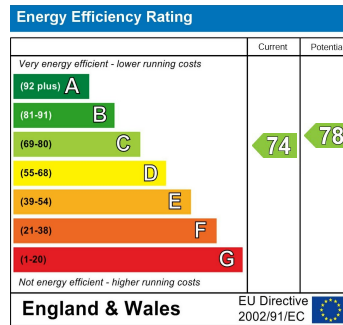
Three - Good outdoor

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/>



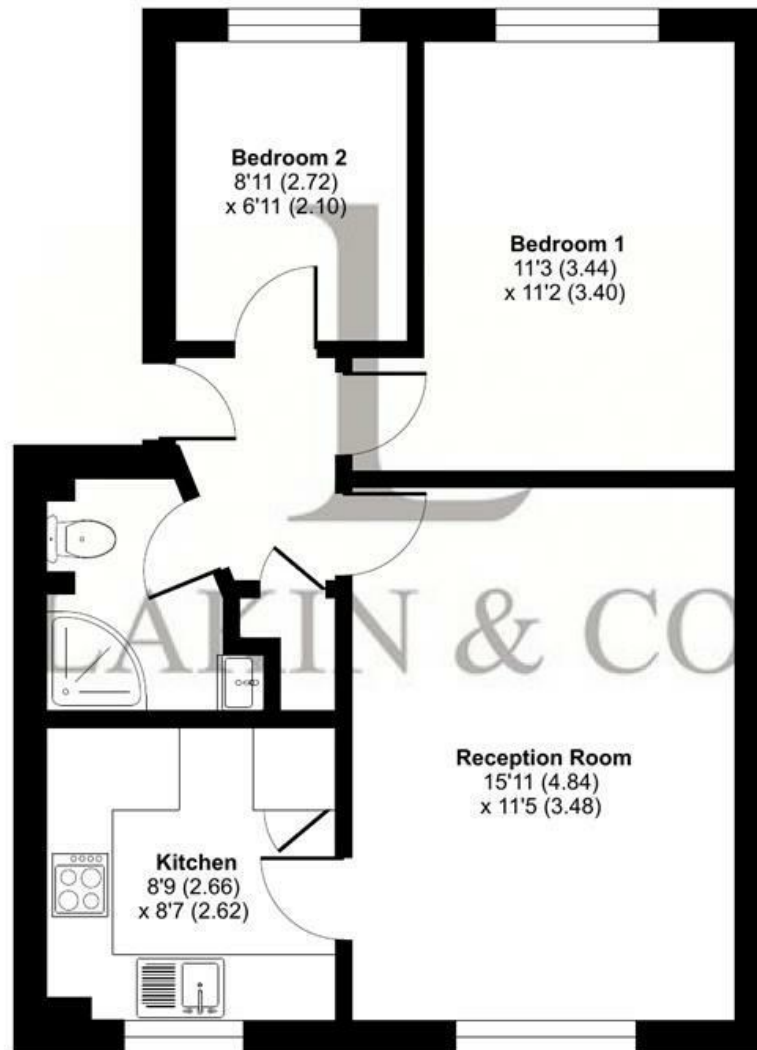




Aylsham Drive, Ickenham, Uxbridge, UB10

Approximate Area = 548 sq ft / 50.9 sq m

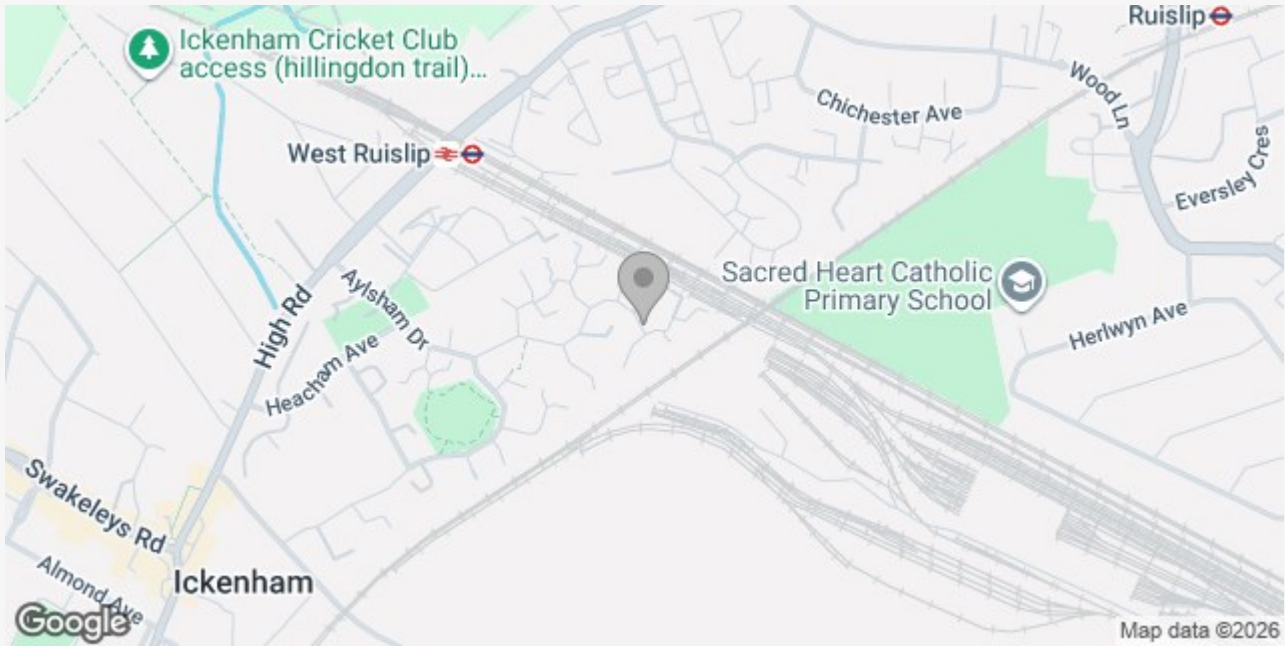
For identification only - Not to scale



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:1481780

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.