



- TWO Bedrooms TWO Bathrooms
- Ickenham Village
- En-suite To Main Bedroom
- Allocated Parking Space
- Available Immediately

- First Floor Apartment
- Private Balcony
- Underfloor Heating
- Close To Tube Stations
- EPC Rating B

This luxury TWO-bedroom TWO-bathroom first-floor apartment is set within a gated development in Ickenham, just minutes from Ickenham Village's cafes, shops, bars and restaurants.

Spanning over approximately 815 sq ft briefly comprises: an entrance hall with storage cupboard, a lounge leading to a private balcony, an open plan modern fitted with intergrated white goods, two bedrooms, an en-suite to the main bedroom and a main family bathroom.

Set back from the road and entered via private secured gates, the resident parking is set within landscaped grounds. The outside space provides communal grounds to both the front and rear.

Further benefits include: underfloor heating, entry phone system, an allocated parking space and close proximity of A40/M40/M25 junctions.

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 immediately, furnished.

Rent: £2,100 PCM

Deposit: ££2,423.07 (5 weeks' rent)

Holding deposit: 1 week's rent £484.61 (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) 220 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

O2 - Good outdoor, variable 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/>









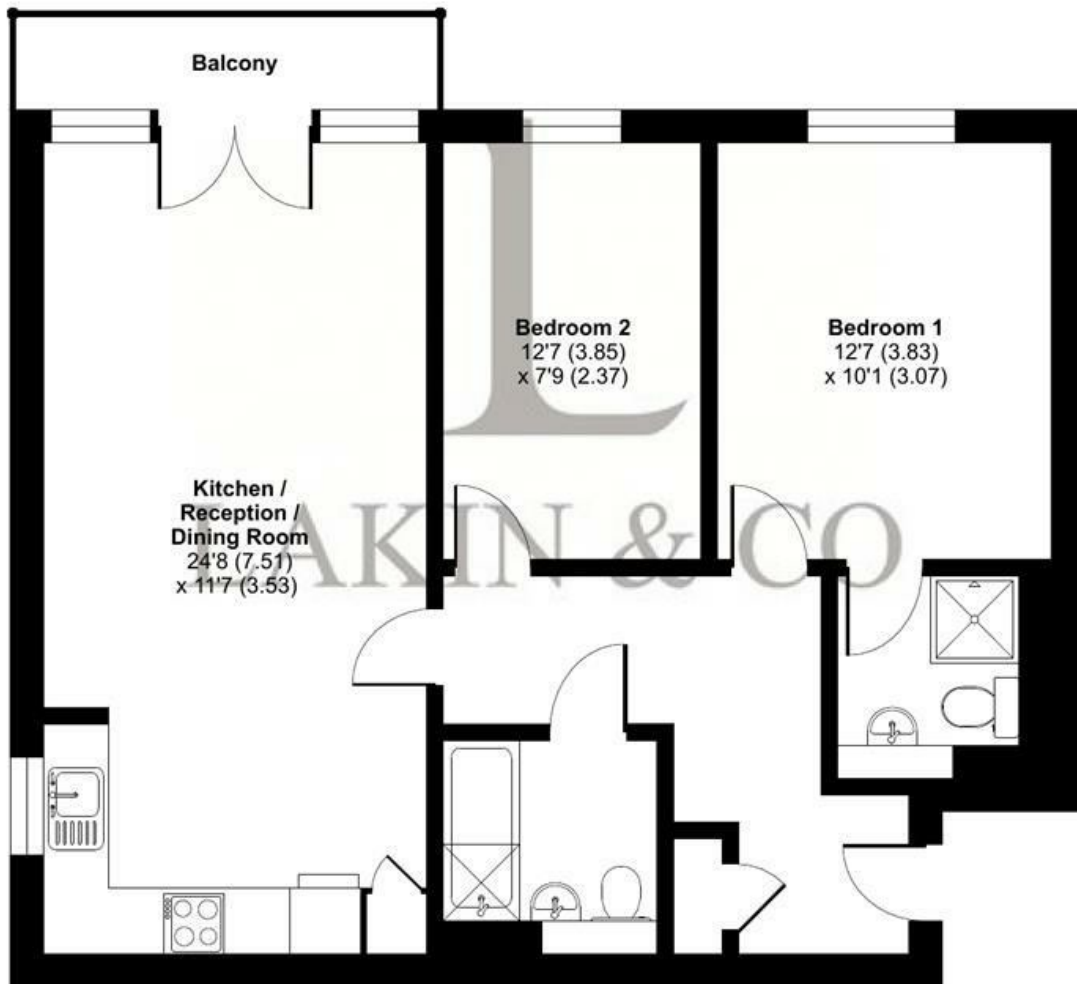
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Long Lane, Ickenham, Uxbridge, UB10

Approximate Area = 733 sq ft / 68.1 sq m

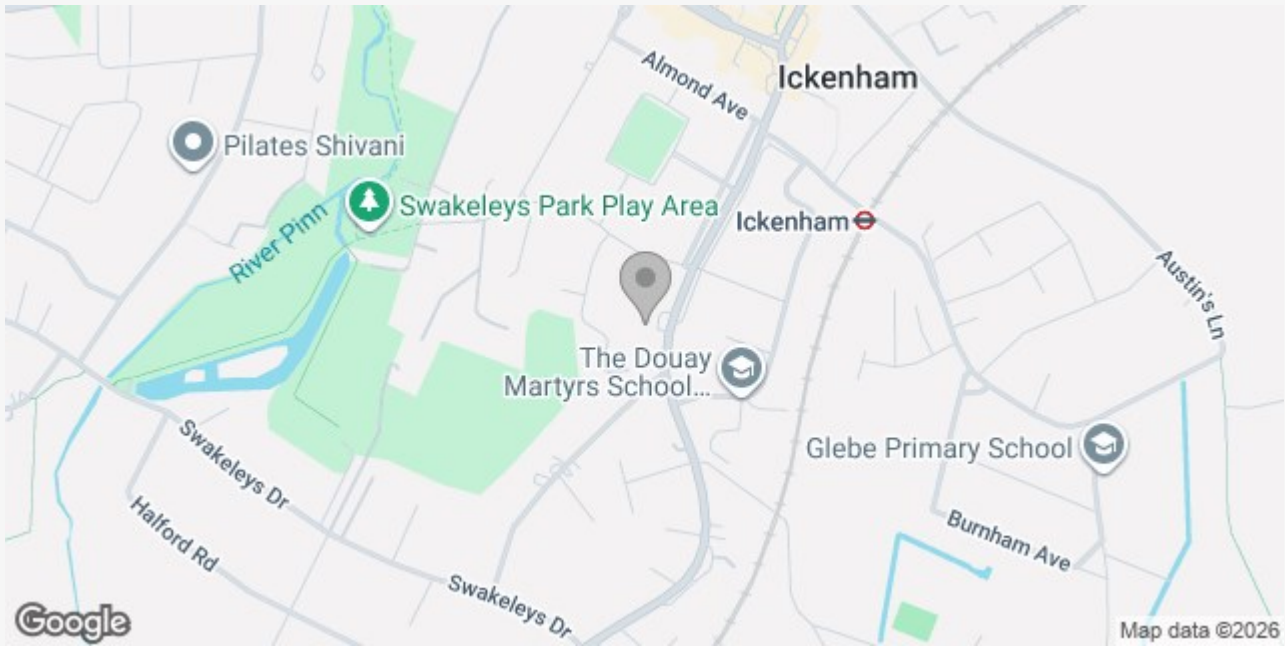
For identification only - Not to scale



FIRST 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:1437678

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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