



- One Bedroom Apartment
- Residents Parking
- Gas Central Heating
- Ground Floor
- Available from July 2026

- Well Presented
- Double Glazing
- Unfurnished
- Close to A40/M40
- EPC Rating C

We are pleased to present this ONE-bedroom purpose-built ground-floor apartment close to the A40/M40, Ickenham Village and Uxbridge Town Centre.

This property briefly comprises: a double bedroom with built-in wardrobe space, a lounge, a modern kitchen and a modern bathroom. Further benefits include: gas central heating, double glazing and resident parking spaces. The property is located a short distance of Ickenham High Street and public transport access is available via conveniently located bus stops, Ickenham Station (Metropolitan & Piccadilly lines) and West Ruislip Station (Central Line). Excellent local road links provide access to the A40/M40/M25 motorway junctions.

Available from July 2026, unfurnished

Price - Rent: £1,350 PCM

Deposit: £1,557.69 (5 weeks rent)

Holding deposit: 1 week's rent £311.54 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 1000 Mbps Upload - (up to) 100 Mbps

Mobile Coverage (Indoor):

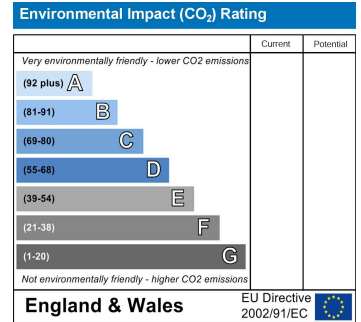
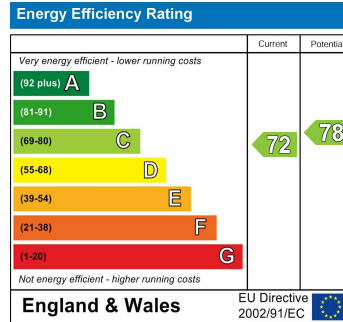
EE - Good outdoor, variable in-home

O2 - Good outdoor

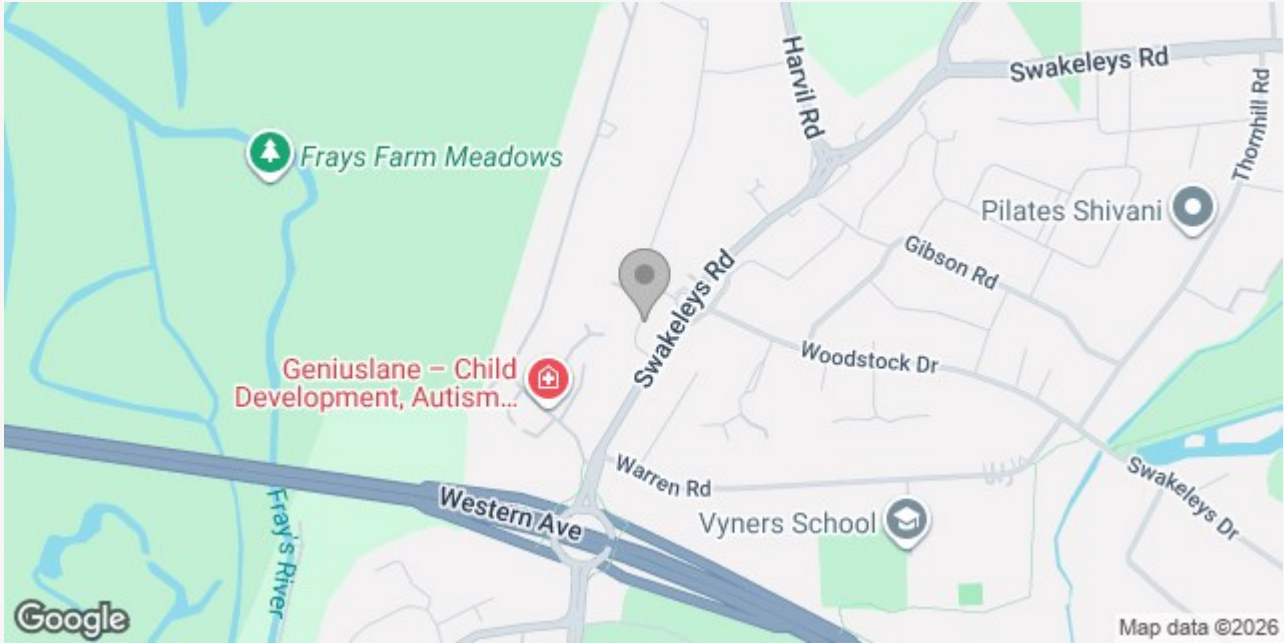
Three - Good outdoor

Vodafone - Good outdoor and 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/>



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

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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.