LAKIN & CO

2 Bedroom Flat | 1 Bathroom | 1 Reception

Bunting House, Coyle Drive, Ickenham UB10 8FW

Guide Price £365,000

- 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

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

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The Property Ombudsman

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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

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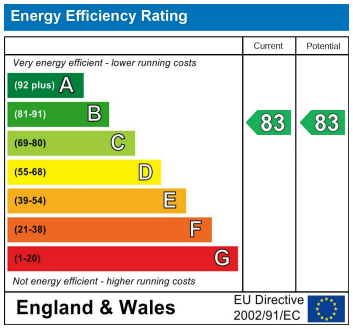

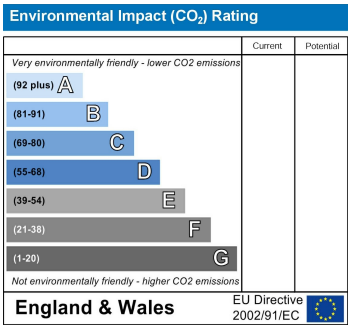

Bunting House, Coyle Drive, Ickenham, Uxbridge, UB10

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale

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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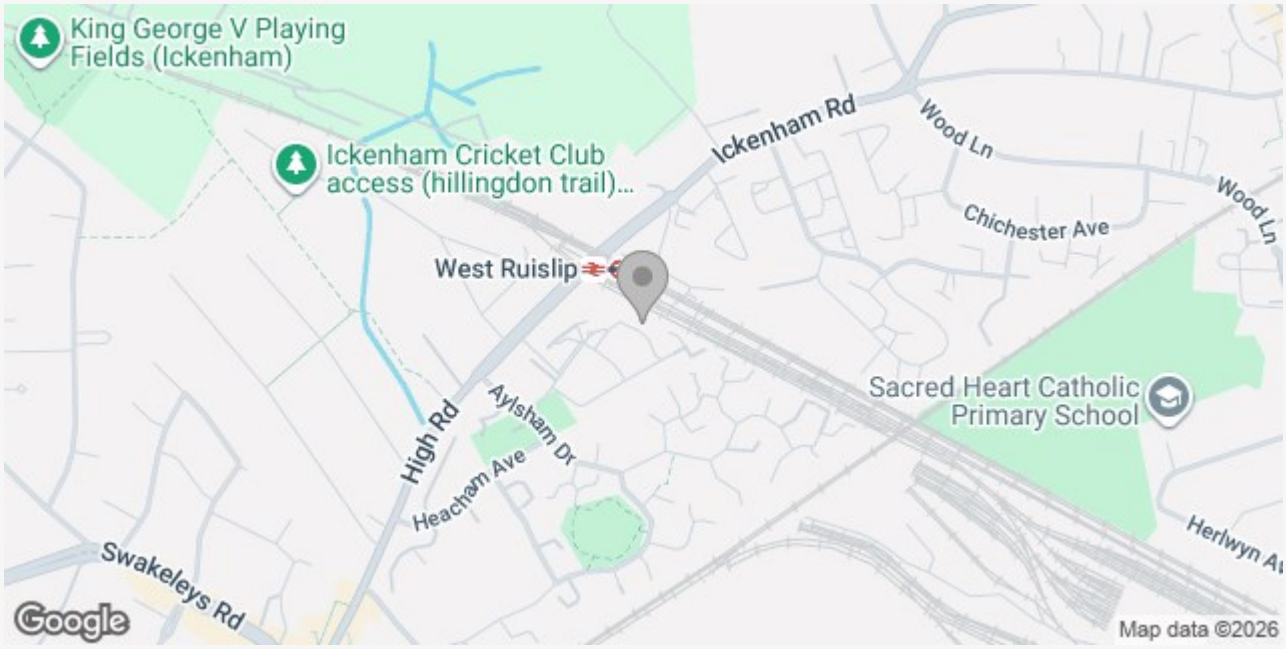

LAKIN & CO – YOUR LOCAL ESTATE AGENT

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.

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