



- TWO Bedroom Maisonette
- Large Rear Garden
- Double Glazing
- Excellent Transport Links
- Available Late February 2026

- Top Floor
- Gas Central Heating
- Off Street Parking
- Unfurnished/Part Furnished
- EPC Rating C

We are pleased to present this bright and spacious first-floor two-bedroom maisonette located close to the village. The property is neutrally decorated throughout and briefly comprises: its own front door, entrance hallway with stairs leading to a first-floor landing, spacious lounge, large modern kitchen, two double bedrooms and a bathroom with a shower.

Further benefits include: gas central heating, double glazing, 1 off-street parking space and a large rear garden which will be maintained.

Ickenham Village is only a short walk away with its array of pubs, restaurants and shops and is convenient for the local schools, parks and beauty spots, including Ickenham Marshes.

Ideally located for commuters, this property is within walking distance of Ickenham Station (Metropolitan and Piccadilly Lines), West Ruislip Station (Central and Chiltern Lines) and A40/M40/M25 motorway junctions.

Available late February 2026, unfurnished/part furnished

Price £1,650 pcm

Deposit: £1,903.84 (5 weeks rent)

Holding deposit: 1 week's rent of £380.76 which will be used towards the remaining move-in money due

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 5,000 Mbps Upload - (up to) 5,000 Mbps

Mobile Coverage (Indoor):

Voice

EE - Good

Three - Variable

O2 - Variable

Vodafone - Variable

Data

EE - Good

Three - Variable


O2 - Variable


Vodafone - Variable

*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.uk/>

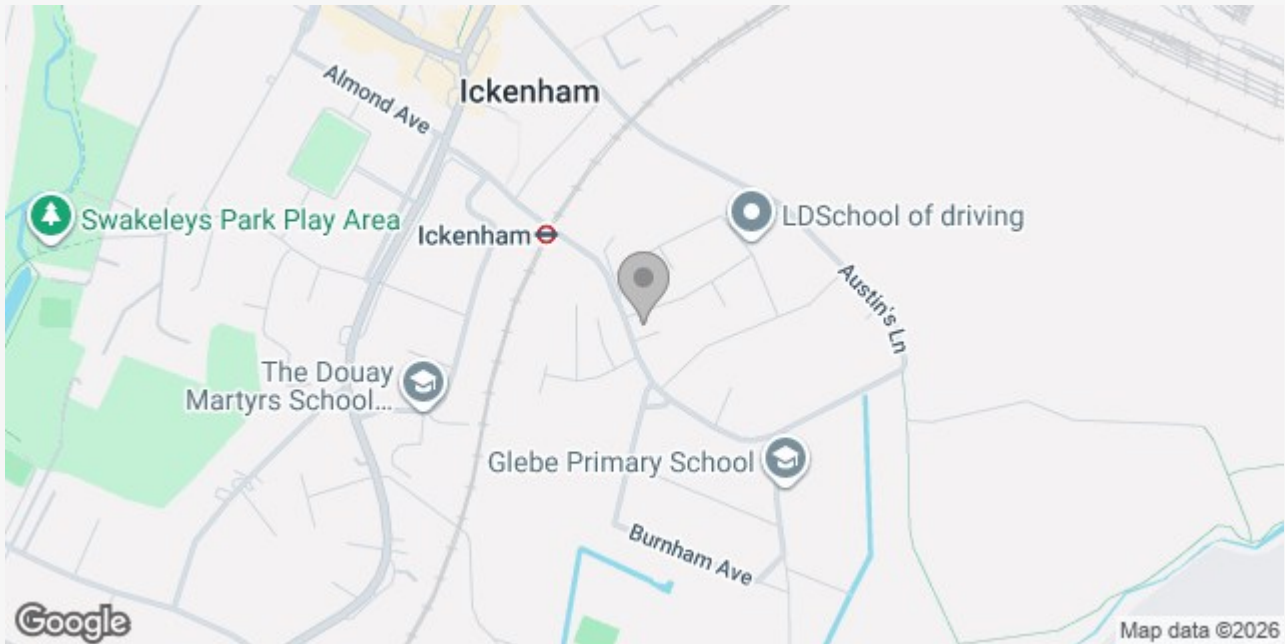




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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.