



- One Bedroom Maisonette
- Modern Fitted Kitchen
- Double Bedroom With Cupboard
- Private Courtyard Garden
- Available Immediately

- Spacious Lounge
- Tiled Bathroom With Shower
- Allocated Parking
- Communal Gardens
- EPC Rating C

We are proud to present this one-bedroom ground-floor maisonette. Comprising an entrance hall, spacious lounge, modern fitted kitchen, large bedroom with storage and a modern fitted bathroom with shower. Further benefits include: private courtyard garden, off-street parking, communal gardens, double glazing and gas central heating.

Set on a quiet residential road in Hayes and within close proximity of excellent road and rail links providing access to Uxbridge, Heathrow Airport, Stockley Business Park, Brunel University and Hillingdon Hospital.

Available Immediately unfurnished.

Rent: £1,150 PCM  
 Deposit: £1,326.92 (5 weeks' rent)  
 Holding deposit: 1 week's rent £265.38 (which will be used towards the remaining move-in money due)  
 Length of tenancy: Minimum 12 months  
 Local authority: Hillingdon Council  
 Council tax band: B

Internet Speed: Download - (up to) 1,800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage:

- EE - Good outdoor and in home
- O2 - Good outdoor
- Three - Good outdoor, variable in-home
- Vodafone - Good outdoor, variable in-home

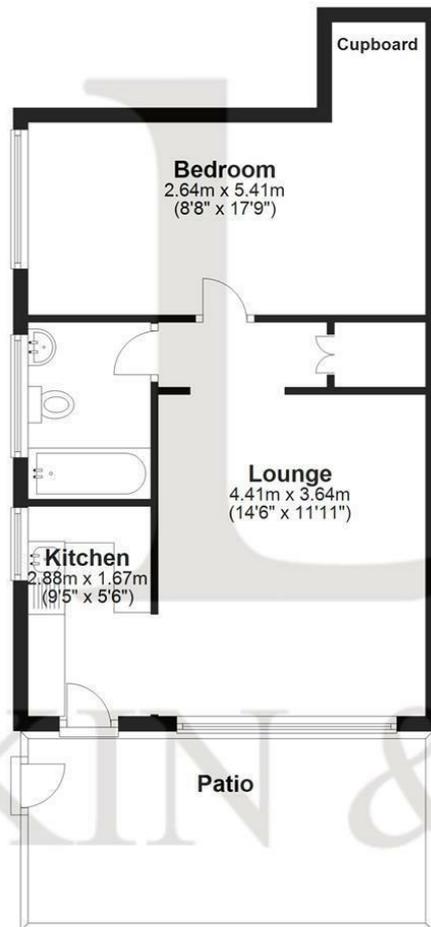
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	78
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Ground Floor**

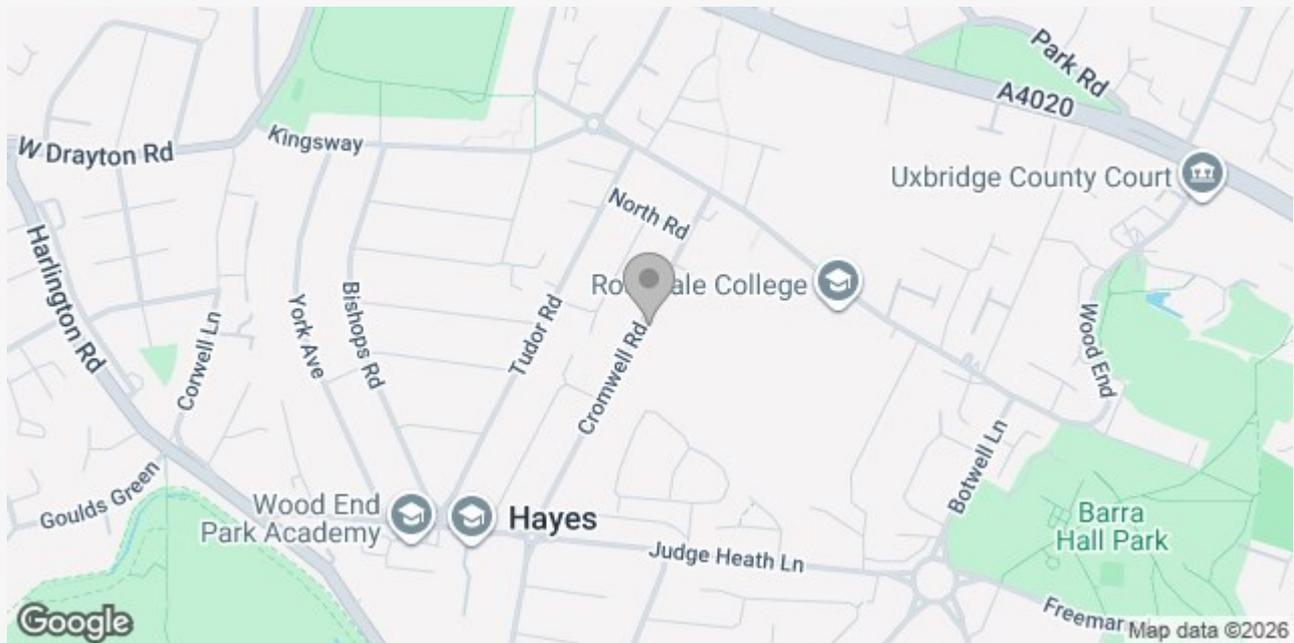
Approx. 45.8 sq. metres (492.6 sq. feet)



Total area: approx. 45.8 sq. metres (492.6 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

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.