



- ONE Bedroom Apartment
- Modern Fitted Kitchen
- Easy Access To Hillingdon Station
- Excellent Local Amenities

- First Floor
- Shower Room
- Close to A40 / M40 Junctions
- EPC Rating D

This first-floor one-bedroom maisonette is located just off Long Lane in Hillingdon. The property briefly comprises: a private entrance, an entrance hall, a large double bedroom with bay window, a separate modern fitted kitchen and a modern tiled shower room.

Further benefits include: recent redecoration, gas central heating and double glazing throughout.

Ideally located within a short distance of Hillingdon tube station and local shops and also within a short drive of A40/M40/M25 motorway junctions and the Uxbridge Road.

Available immediately, unfurnished.

Rent: £1,125 PCM

Deposit: £1,298.08 (5 weeks' rent)

Holding deposit: 1 week's rent £259.62 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: B

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

Mobile Coverage:

EE - Good outdoor and in-home

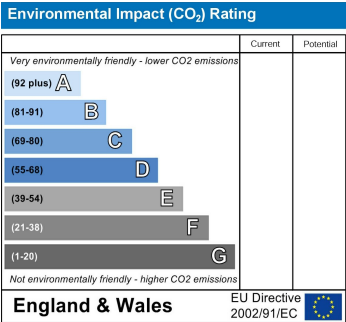
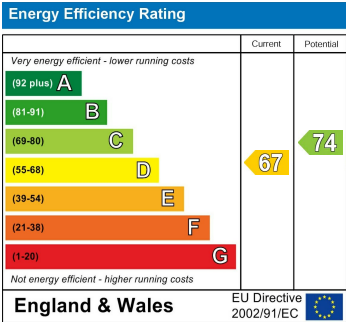
O2 - Good outdoor

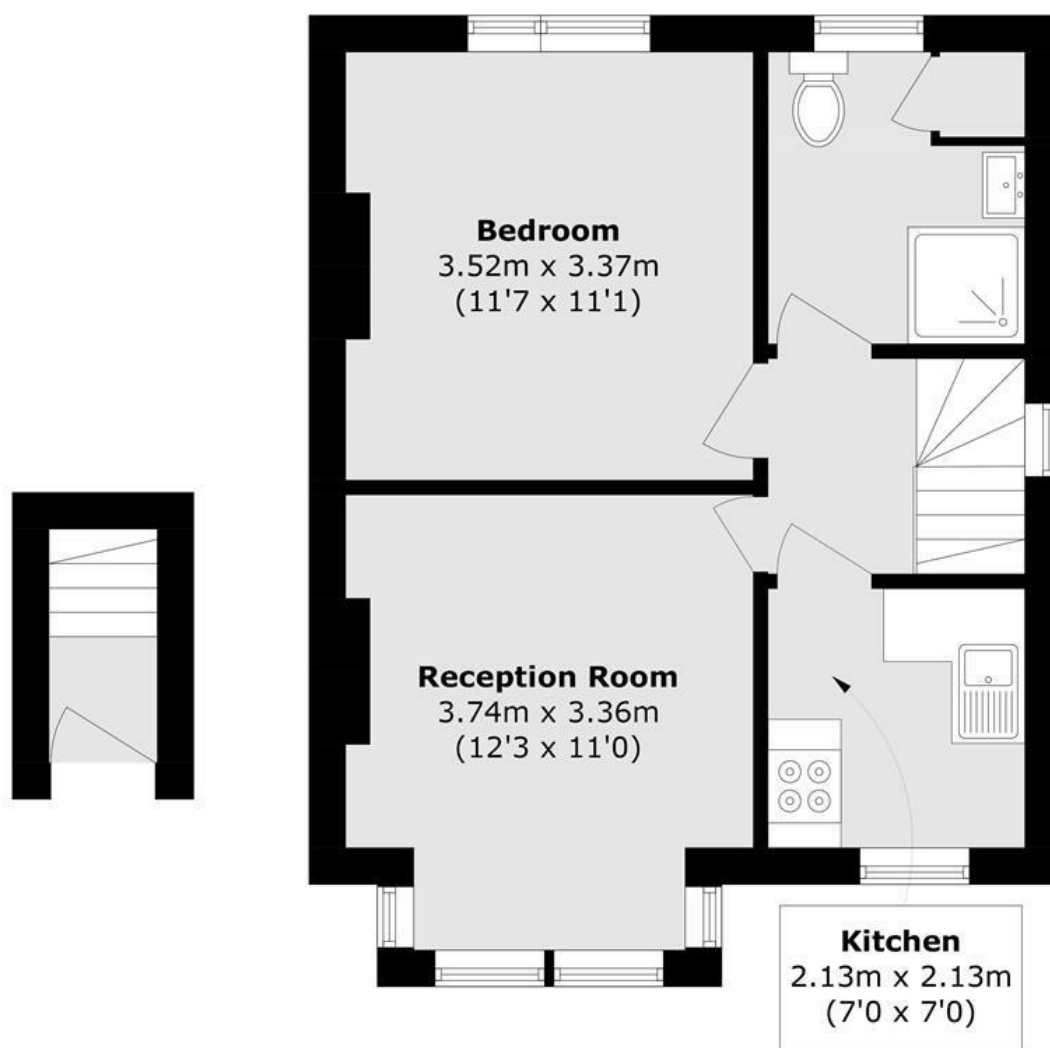
Three - Good outdoor and in-home

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/>







Ground Floor

First Floor

Total area (approx.): 40.0 sq. m (430.5 sq. ft)

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.