



**Aylsham Drive, Ickenham, UB10 8UE**

**Per month £1,325 Per**

**EPC Rating Current 77 Potential 77**

Austin Residential are delighted to offer to this market this immaculate one double bedroom first floor flat in the popular Brackenbury Village development within Ickenham.

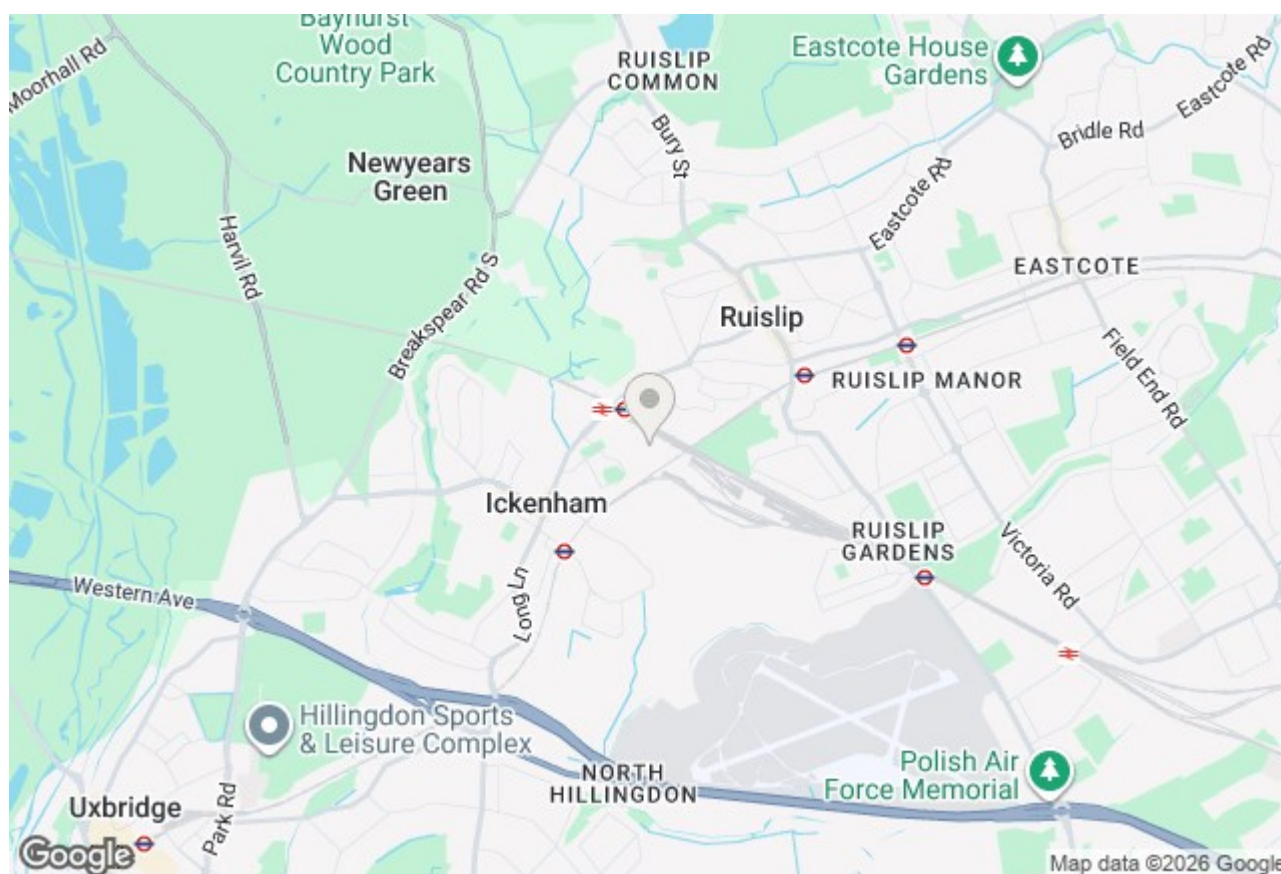
The property briefly comprises: entrance hallway, double bedroom, large reception room, good sized kitchen and bathroom.

Further benefits include: gas central heating, double glazing, modern decor; entryphone system, communal gardens and residents parking.

Aylsham Drive is situated only a short walk away from Ickenham Village with its vast array of cafes, eateries, pubs and convenience store. Various transport links including Ickenham and West Ruislip Stations, servicing Metropolitan, Piccadilly, Central, and Chiltern lines, the A40 leading to M40/M25 are within close proximity.

Available 23rd November- Unfurnished





#### Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
3. The photographs show only certain parts of the property at the time they were taken. Any area, measurement or distances given are approximate only.
4. All statements contained in these particulars in relation to the property are made without responsibility on the part of Austin Residential nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to the property.
5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

**Austin**  
Residential

#### Viewing

Strictly by appointment with:  
75 High Street, Ruislip, Middlesex, HA4 8JB

Tel : 01895 613000

Fax: 01895 613018

Email: [ruislip@austinresidential.co.uk](mailto:ruislip@austinresidential.co.uk)