

# Austin

Residential



**Aylsham Drive, Middlesex UB10 8UJ**

**Per month £1,295 Per**

**EPC Rating Current 75 Potential 78**

Austin Residential are delighted to present this immaculately presented one bedroom second floor flat in the popular Brackenbury Village development to market.

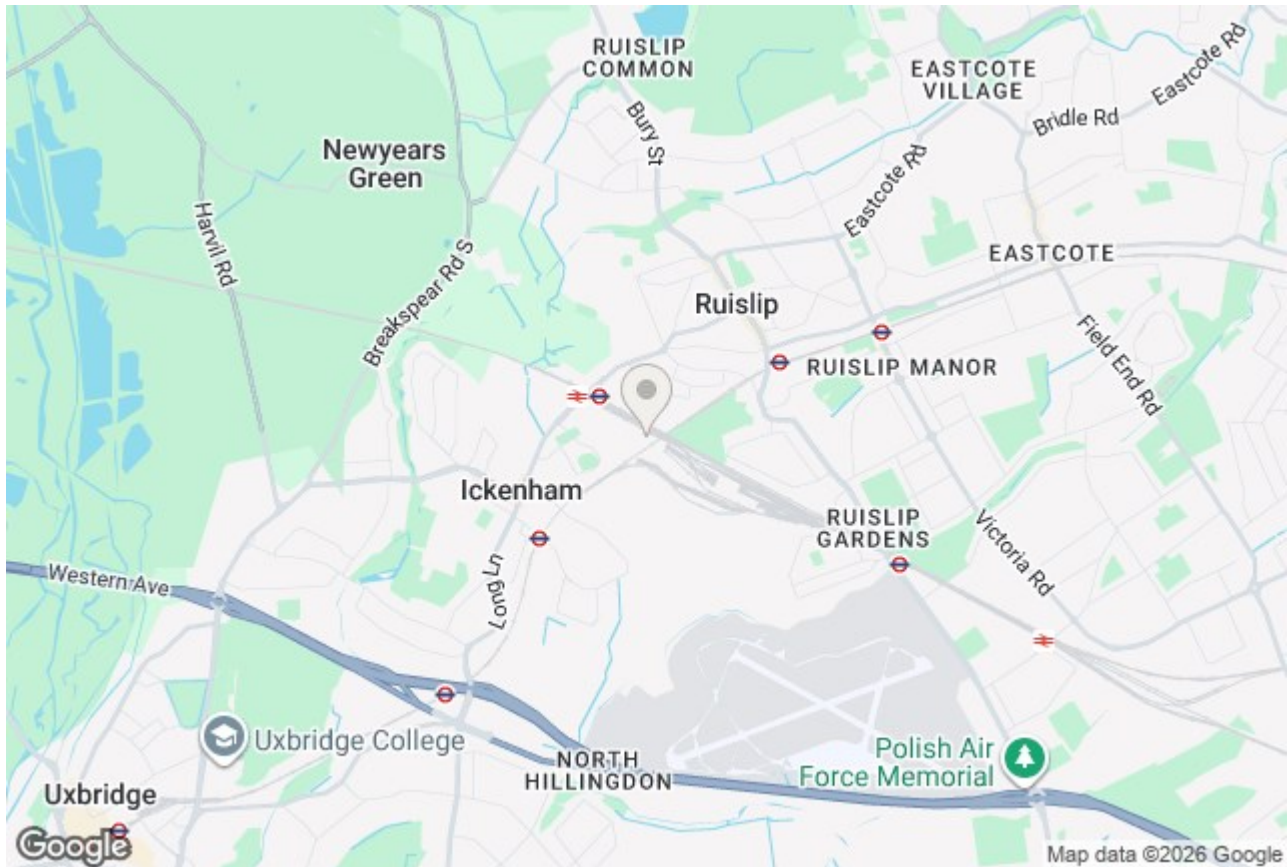
The property briefly comprises: entrance hallway, large reception room, fully fitted kitchen, bathroom and master bedroom.

Further benefits include: Gas central heating, residents parking and communal gardens.

Ideally located within a mile from Ickenham and Ruislip High Streets offering a vast array of coffee shops, restaurants and local supermarkets and walking distance of both West Ruislip and Ickenham tube stations The A40 leading to M40/M25 is within easy access.

Unfurnished -Available 26th May





**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.



**Viewing**  
 Strictly by appointment with:  
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