



**Swakeleys Road, Ickenham, UB10 8DQ**

**PCM £1,200 PCM**

**EPC Rating Current 42 Potential 73**

Austin Residential are pleased to present this two bedroom flat above shops in the heart of Ickenham Village.

The property briefly comprises; Two double bedrooms, large reception room, family bathroom and fully fitted kitchen.

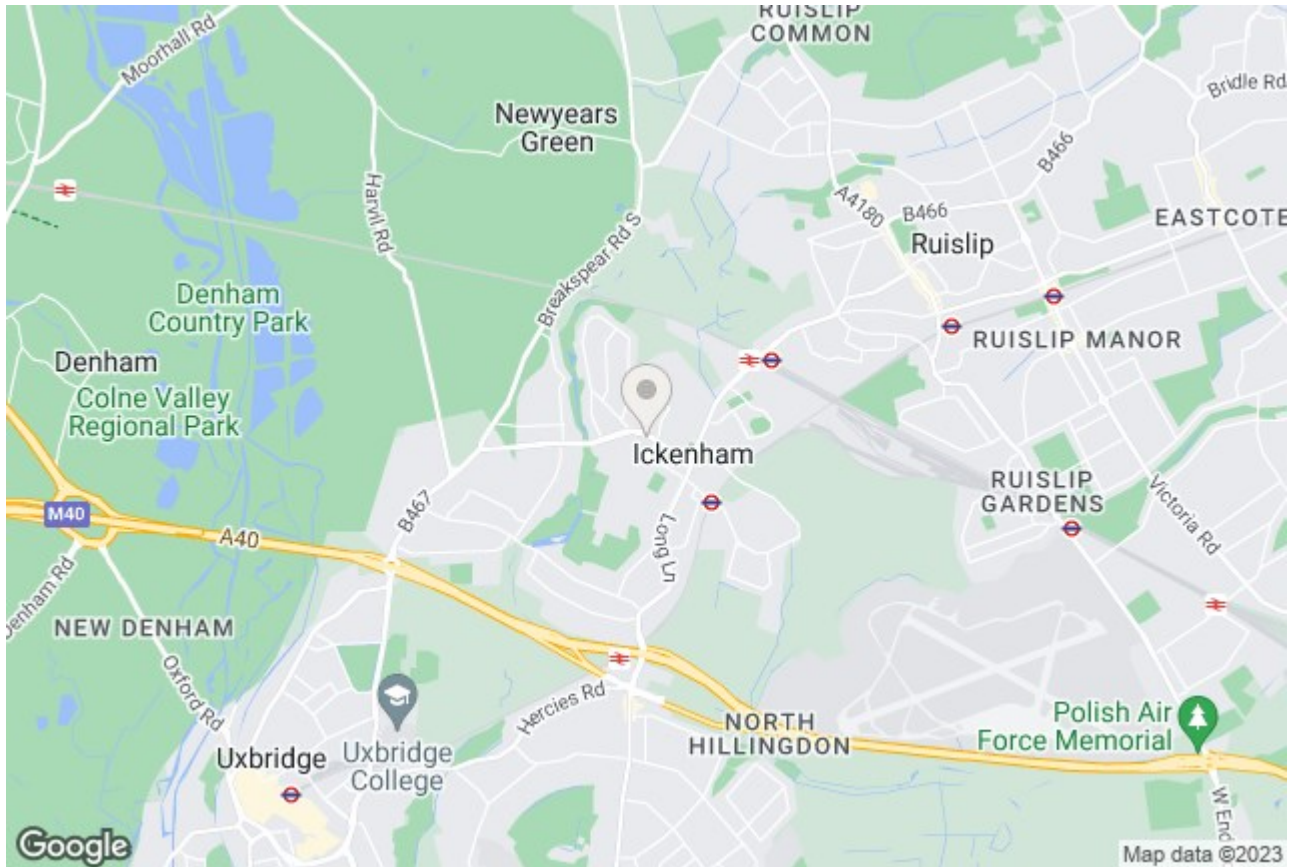
Further benefits; Electric heating, double glazing and private off street parking

With both Ickenham and West Ruislip stations within a short walk and the A40 within easy reach this property is ideally located on the doorstep of the village for anyone looking to take advantage of the many transport links and vast array of cafes, eateries and convenience stores the area has to offer. .

Available September- Unfurnished.

Minimum term 12 months with 6 month break clause





#### 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:  
127 High Street, Ruislip, Middlesex, HA4 8JN

☎ Tel : 01895 613000

☎ Fax: 01895 613018

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