



- TWO Double Bedrooms
- Gated Parking
- Luxury Apartment
- Double Glazing & Gas Central Heating
- Lift Access

- TWO Bathrooms
- Balcony
- Modern Fitted Kitchen
- Ickenham Village Location
- EPC Rating B

A luxurious executive top floor apartment set in a prestigious development, comprising; TWO double bedrooms TWO bathrooms and located in the heart of Ickenham Village. Providing excellent transport links and having the choice of two tube stations, West Ruislip (Central Line) and Ickenham Tube Station (Metropolitan & Piccadilly Lines). Also within close proximity of A40/M40/M25 motorway junctions, Uxbridge town centre, local shops, supermarkets bars and restaurants.

Superbly designed for modern living, the property proudly comprises; large entrance hall, bright and spacious lounge, high quality separate kitchen / diner with modern fitted units and granite worktops, featuring integrated appliances including; washer / dryer, dish washer and fridge freezer. Modern family tiled main bathroom with shower, two large double bedrooms, master bedroom with THREE fitted wardrobe cupboards and en-suite shower room, and generous sized second bedroom with fitted wardrobes. This property also benefits from additional boarded loft space.

Price - £425,000

Tenure - Leasehold

Years remaining - 115 years

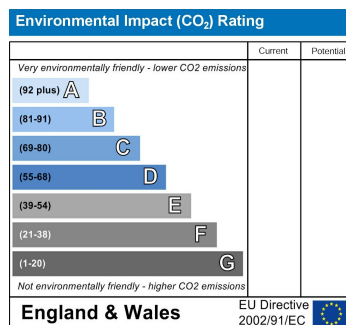
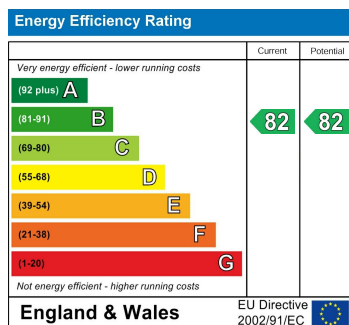
Service Charge - £2550 PA reviewed in April 2023

Ground Rent - £250 PA reviewed in April 2023

Local Authority - Hillingdon Council

Council Tax Band - E

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.





**Heacham Avenue, Ickenham, Uxbridge, UB10**

Approximate Area = 1000 sq ft / 93 sq m

For identification only - Not to scale

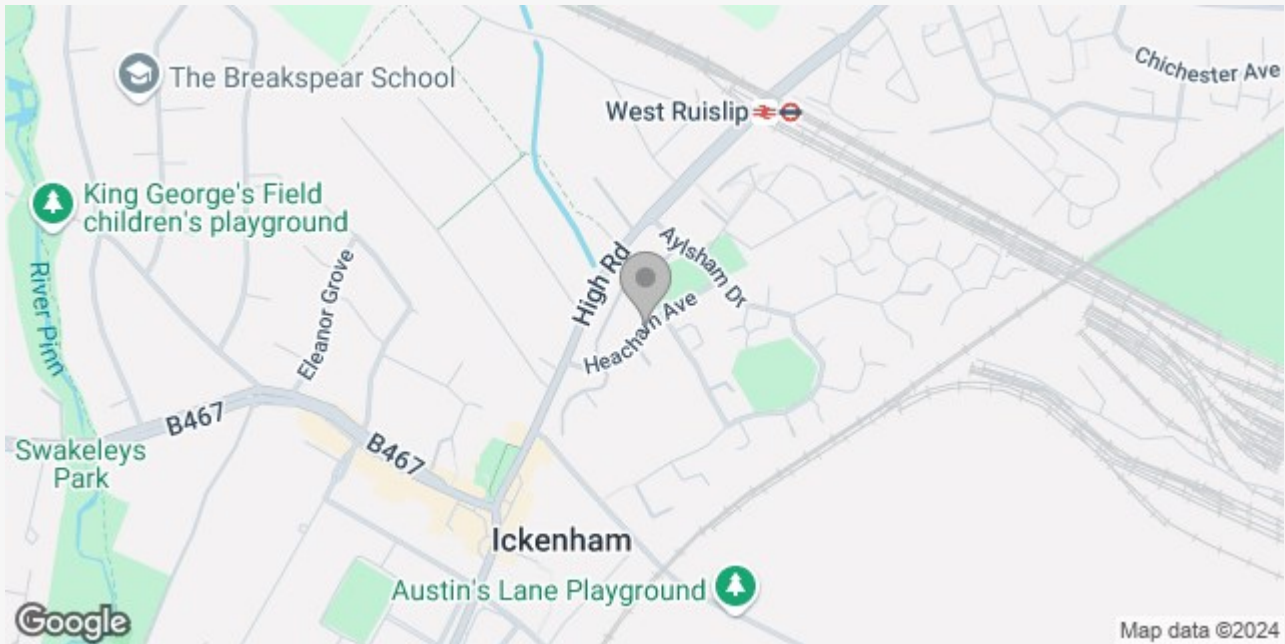


**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lakin & Co. REF: 910972

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.



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