



- Two Bedrooms
- Third Floor
- Extra Large Parking Space
- Excellent Condition Throughout
- Double Glazing & Gas Central Heating
- Two Bathrooms
- Lift Access
- Two Bike Cupboards
- Walking Distance To Transport Links & Ickenham Village
- EPC Rating B

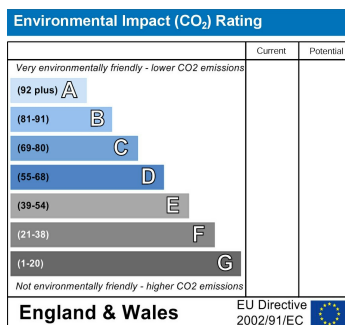
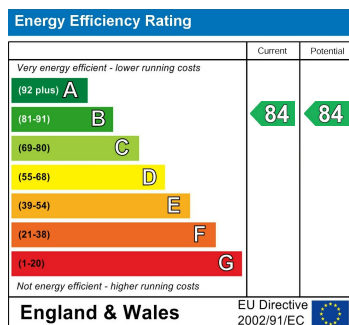
A well presented two bedroom, two bathroom third floor apartment situated within walking distance of Ickenham Village and excellent transport links. This property would be perfect for first time buyers or someone downsizing.

This bright and spacious property offers fresh interiors and comprises, entrance hallway leading to an open plan kitchen / living room which has doors out onto private balcony. There are two double bedrooms, the master benefitting from own en-suite and there is access to separate family bathroom. There is also an excellent storage cupboard which has plumbing for washing machine and dryer. Further benefits include, extra large gated parking space, two bike store cupboards, video entry phone system, lift access, double glazing and gas central heating.

Situated in Perkins Gardens, residents can enjoy the added benefit of proximity to West Ruislip (Central Line) and Ickenham (Metropolitan & Piccadilly Lines) underground stations, enabling seamless commuting. Furthermore, the A40/M40/M25 motorways are easily accessible, allowing for effortless travel by car.

Tenure - Leasehold - 117 years (approx)
 Service Charge - £1,250 pa (approx)
 Ground Rent - £250 pa (approx)
 Local Authority - Hillingdon Council
 Council Tax Band - D

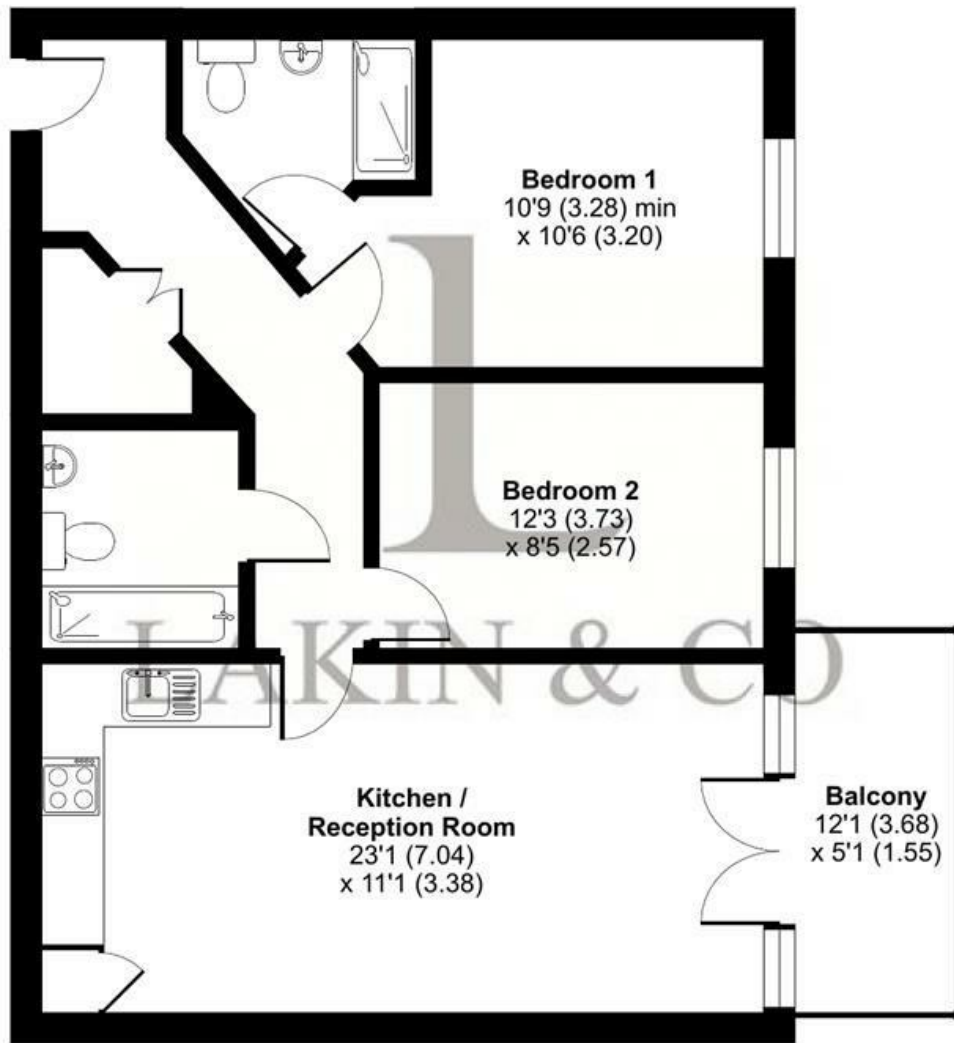
*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.



**Walsham Court, Perkins Gardens,
Ickenham, Uxbridge, UB10**

Approximate Area = 722 sq ft / 67.1 sq m

For identification only - Not to scale

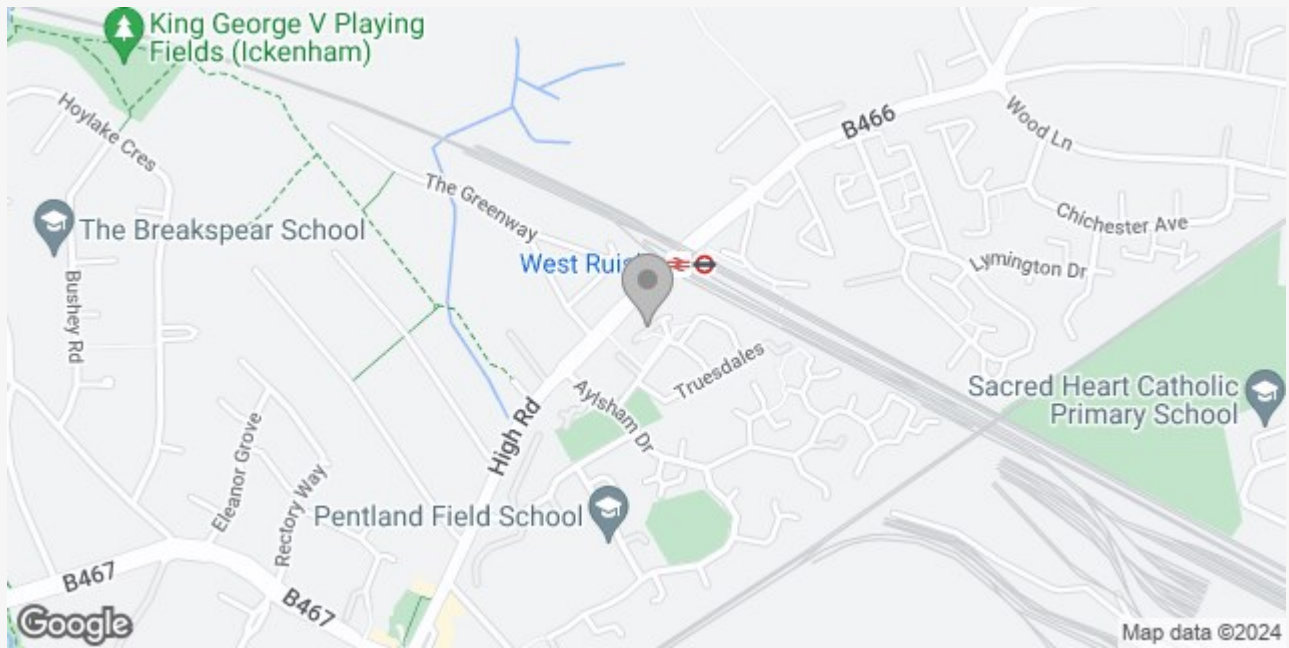


THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rithecom 2024. Produced for Lakin & Co. REF: 1117789

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.