



- TWO Double Bedrooms
- First Floor Apartment
- Ickenham Village
- Allocated Parking
- Share of Freehold

- TWO Bathrooms
- No Chain
- Secure Gated Development
- Walking Distance to Both Ickenham & West Ruislip Station
- EPC Rating C

A stunning two-bedroom two-bathroom first floor apartment located off Swakeleys Road in a gated development in the heart of Ickenham Village, with the added benefit of NO CHAIN.

This unique property, spanning over approximately 730 sq ft in a development of just six dwellings, comprises; Modern open plan Kitchen/reception room , two double bedrooms, one with en-suite shower room and a luxury family bathroom. Central heating throughout.

Ickenham Village provides excellent local amenities including; shops, restaurants, cafes, a library and local amenities are all on your doorstep. Transport links are available nearby from Ickenham Station (Metropolitan & Piccadilly lines), a 2-minute walk away, for the Metropolitan/Piccadilly line providing reliable links into central London. Alternatively, West Ruislip Station is just a short walk away which provides by both tube (Central Line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes.

Coach House Lodge is perfectly located for bus links, the A40/M40/M25 motorway junctions are just short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Breakspear, Vyners and Douay Martyrs. Additionally, there is plenty of green space locally in particular, Swakeleys Park just a stroll away.

Guide Price - £475,000

Tenure – Share of Freehold

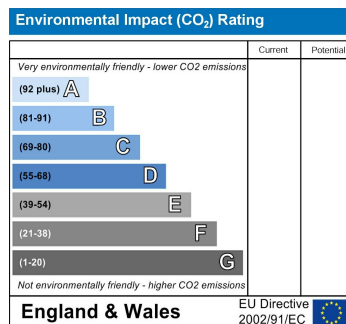
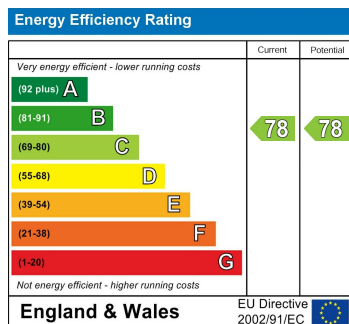
Years remaining - 992

Service Charge - £1859 p.a.

Ground Rent - None

Local Authority - Hillingdon Council

Council Tax Band - D



Swakeleys Road, Ickenham, Uxbridge, UB10

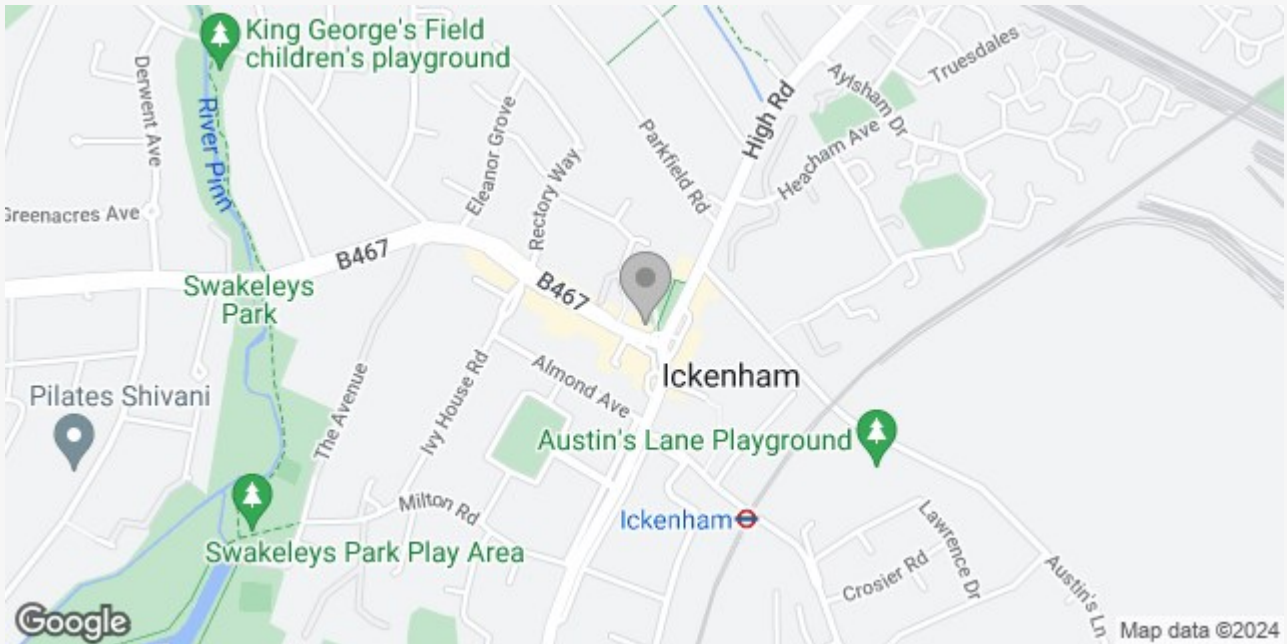
Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Lakin & Co. REF: 1140249

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.