



- TWO Bedroom Apartment
- Ground Floor
- Close To Ickenham Village
- Excellent Transport Links
- Off Street Parking Space

- Gated Development
- 993 Years Lease
- Ensuite Shower Shower Room
- Gas Central Heating
- EPC Rating B

A bright and spacious TWO bedroom ground floor apartment located on Long Lane, a popular road in Ickenham and just a short walk to Ickenham Village.

Set in a gated development and finished to a high standard with tasteful neutral decor throughout, this modern property comprises; entrance hallway with a cupboard, 25ft open plan kitchen / lounge, 21ft main bedroom with an ensuite shower room, second double bedroom and a main bathroom with an overhead shower.

Outside, the front benefits from well maintained communal gardens and an off-street parking space. To the rear, there are well established communal gardens.

Further benefits include; underfloor heating, fitted wardrobes, double glazing, gas central heating and entry phone system.

Close to Ickenham village and its local amenities, West Ruislip and Ickenham stations are a short walk away, along with the A40/M40/M25 junctions, offering easy access into Central London.

Viewings are strictly by appointment only.

Price: Guide Price £450,000

Tenure: Leasehold

Lease: 999 years from and including 1 January 2019

Years Remaining: Approx 993

Current Service Charge & Insurance: £2,200 PA

Service Charge Review: February (Annual) - Option to pay the full £2,200 annually (usually in March) or by a monthly payment of £183.30

Ground Rent £200 PA

Local Authority: Hillingdon

Council Tax Band: D

Broadband type: Up to Ultrafast 1000 Mbps d/l 100 Mbps u/l

Mobile Coverage:

EE| Good in-home and outdoor

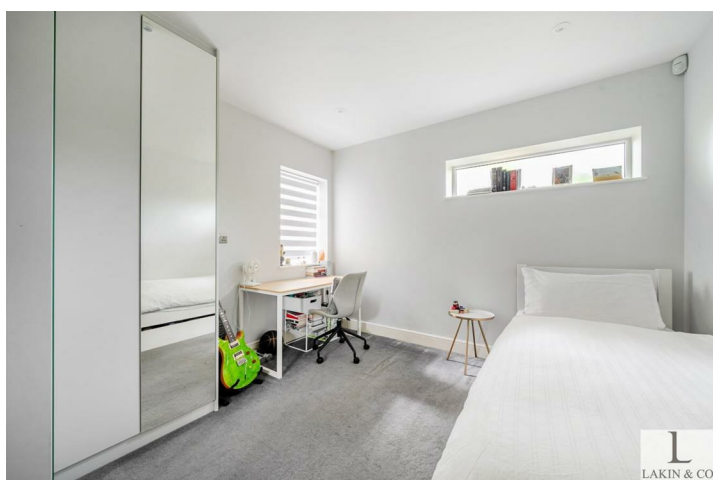
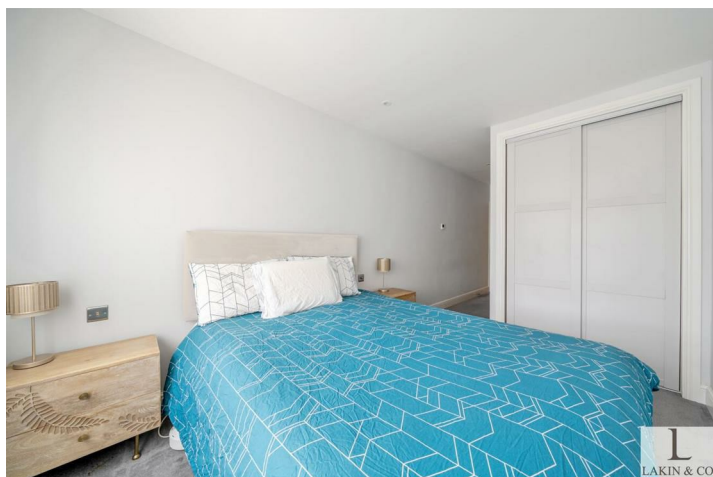
Three| Good (outdoor only)

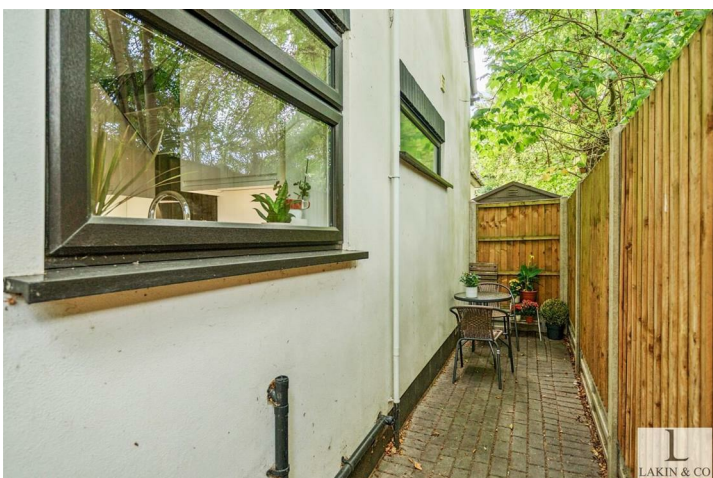
O2| Good in-home and outdoor

Vodafone| Good in-home and outdoor

*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. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom









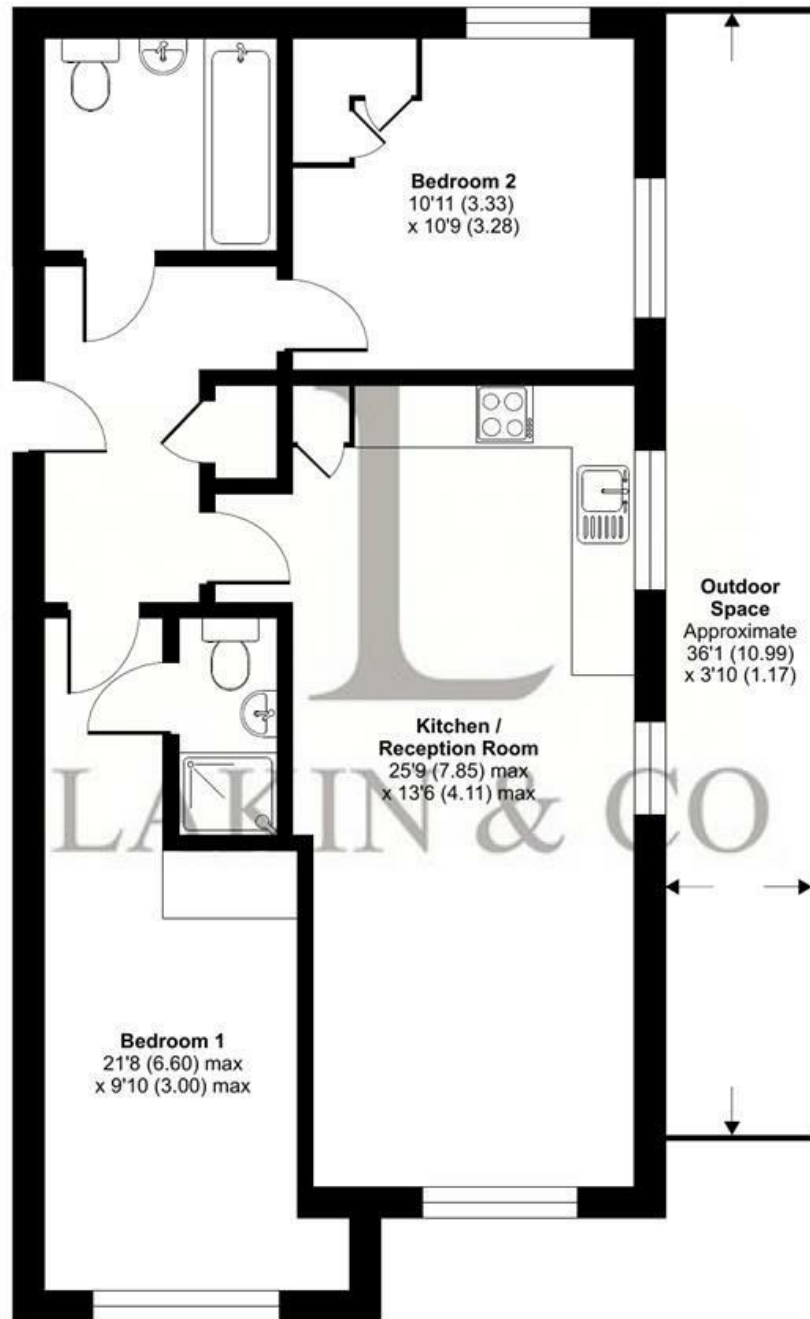
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Long Lane, Ickenham, Uxbridge, UB10

Approximate Area = 735 sq ft / 68.2 sq m

For identification only - Not to scale

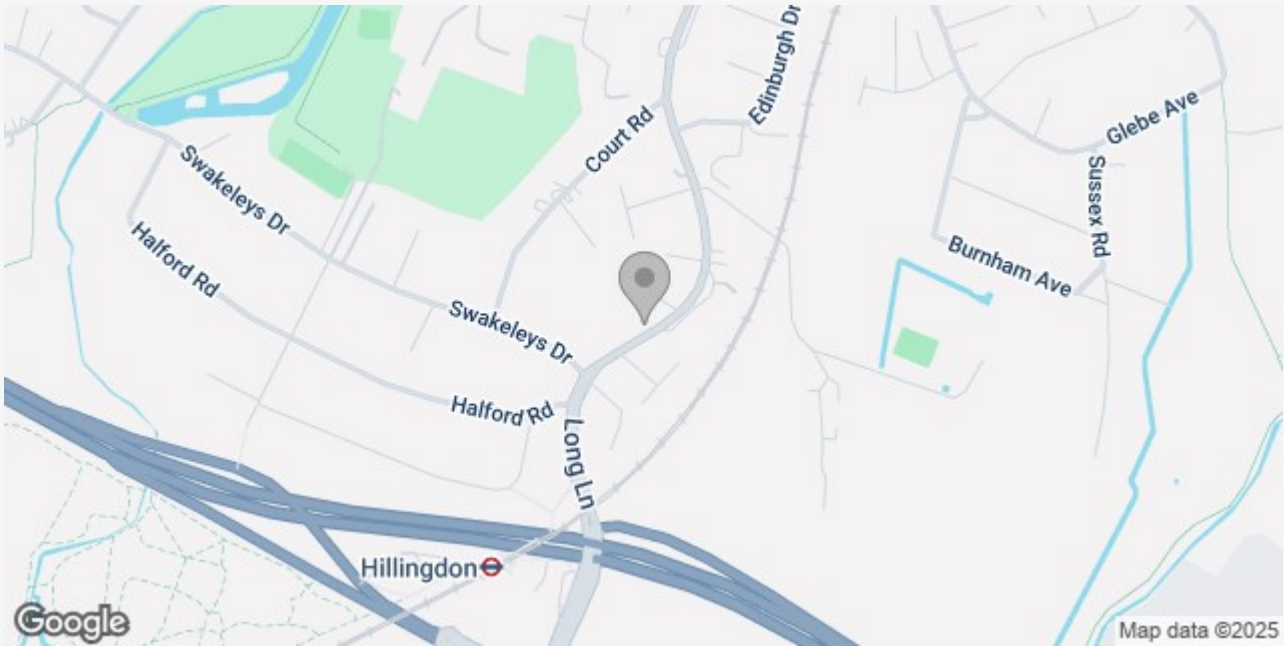


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1319500

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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