


1 Lamborne Place, Ickenham, Uxbridge, UB10 8GA


This prestigious and meticulously designed home offers unrivalled living space over three floors. The ground floor boasts wood flooring and comprises entrance hall, fitted kitchen and living room. There is UNDERFLOOR HEATING and the kitchen is fitted with quality kitchen units. There is also a kitchen island, under cupboard counter lighting and porcelain tiled flooring. The first floor and stairs rising to benefit from QUALITY fitted carpet and comprises master bedroom with en suite and dressing room, second bedroom, third bedroom and bathroom. The second floor has a fourth bedroom with en-suite bathroom.

Lamborne Place is a PRIVATE ROAD located central to Ickenham village and can be accessed via Boniface road. Ickenham village offers a range of restaurants, cafes and local shops whilst transport links are less than a ten minute walk away and easily accessible.

Ickenham is serviced by both the Metropolitan Line and Piccadilly Lines (linking into Baker Street and Kings Cross station) whilst West Ruislip Station is serviced by both the Central Line and Chiltern Railway, with the latter offering service to London Marylebone in under 17 minutes with trains running

£4,000 Per month

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	

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