



LAWRENCE RAND

Tayfield Close, Ickenham

Guide Price **£365,000**

KEY FEATURES:

- Second floor apartment
- Two double bedrooms
- Communal Gardens
- Allocated parking
- Close to amenities and travel links
- Reception Room with a Juliet Balcony
- Modern décor throughout

This stylish and spacious Two-bedroom apartment offers a fantastic combination of generous proportions, modern interiors, and an enviable location. Situated on the Second floor, the property boasts a light-filled layout with well-maintained interiors throughout, making it an ideal home for first-time buyers, professionals, or investors. The accommodation comprises a wide entrance hallway leading to a spacious lounge/diner, perfect for both relaxing and entertaining. The separate fitted kitchen provides ample storage and workspace, while the generously sized double bedroom offers comfort and privacy. A neatly presented family bathroom completes the layout. The apartment is offered to the market with no onward chain, allowing for a smooth and hassle-free move.

Externally, the property benefits from well-kept communal gardens and an allocated parking space.



Located just a short stroll from Ickenham village, residents can enjoy a superb selection of boutique shops, cafés, and restaurants, as well as the open green spaces of Thorpland Avenue Field. Transport links are excellent, with Ickenham Station (Metropolitan and Piccadilly lines) and West Ruislip Station (Central line and Chiltern Railways) both within easy reach, offering reliable services into the City, West End, and beyond. The property also offers great access to the A40, connecting Central London with the Home Counties.

Verified Material Information:

Energy Performance rating: C

Council tax band: D

Local Authority: London Borough of Hillingdon

Length of lease: 111 years

Ground rent: £250 per year

Service charge: £2006 per year

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.

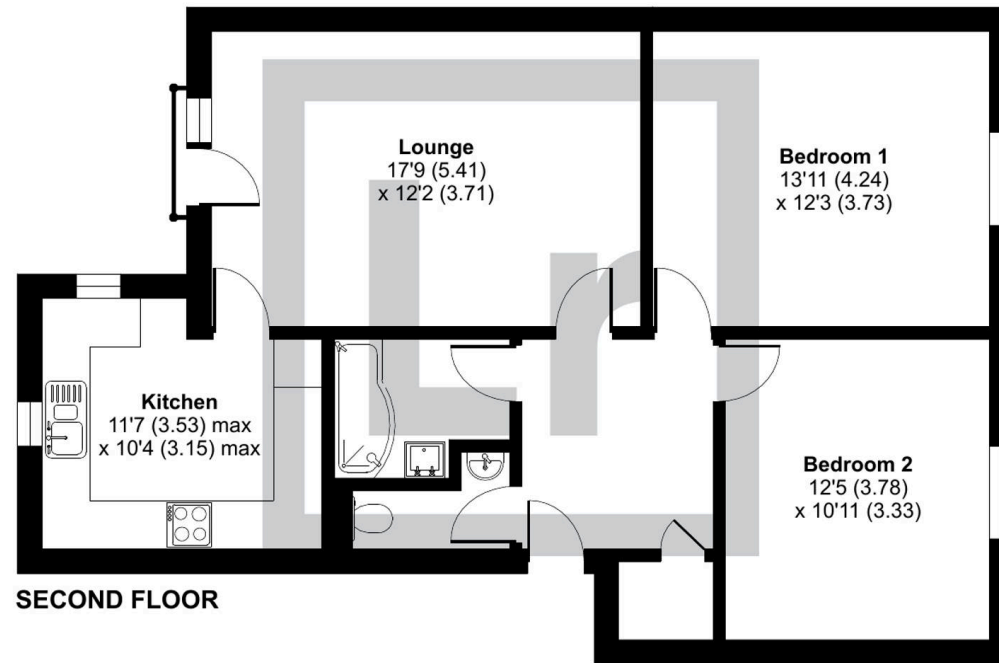




Tayfield Close, Ickenham, Uxbridge, UB10

Approximate Area = 807 sq ft / 75 sq m

For identification only - Not to scale





Lawrence Rand

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