



LAWRENCE RAND

Lysander House Josiah Drive, Ickenham

Guide Price **£270,000**

KEY FEATURES:

- Two-bedroom first floor retirement apartment in a sought after development
- Designed for the over 70s with 24/7 on-site care and support
- Light-filled reception room with access to a private balcony
- Modern fitted kitchen with integrated appliances
- Contemporary shower room and guest W.C
- Master bedroom with fitted cupboard
- Superb communal facilities lounge, hobby room, library, and hair salon
- On site restaurant with table service dining and cooked meals
- Guest suite available for visiting family and friends
- Prime location near Ruislip High Street, Ickenham Village, and transport links

Set in a sought after development just moments from local amenities, this rarely available two bedroom first floor retirement apartment offers a superb lifestyle for the over-70s. Lysander House operates a Retirement Living Plus scheme, with on site care staff available 24/7, non-resident management staff, and a Careline alarm service. Residents of Lysander House benefit from a range of facilities, including video door entry, table-service dining with a choice of cooked meals, a club lounge, a relaxing reading room, and a wellbeing suite with hairdressing and treatment stations. There are also well maintained communal gardens, a laundry room with easy load washing machines, and a guest suite for visiting friends and family.



The apartment is well presented throughout, featuring a welcoming entrance hallway with a large walk in storage cupboard. The light filled reception room opens to a stylish fitted kitchen, complete with a range of eye and base level units and integrated appliances. The master bedroom includes a fitted cupboard and access to the private balcony, while a second good-sized bedroom and a modern shower room complete the accommodation. Verified Information:

Council tax band: E

Local authority: London Borough of Hillingdon

Tenure: Leasehold

Lease years remaining: 990 Years

Ground rent: £510 per annum

Service Charge: £14,743.33 to include

- Cleaning of communal windows
- Water rates for communal areas and individual apartments
- Electricity, heating, lighting, and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and landscaped grounds
- Repairs and maintenance of both interior and exterior communal areas
- Contributions to the contingency fund, including internal and external redecoration
- Buildings insurance

Property construction: Standard form

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

Broadband & mobile coverage: Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

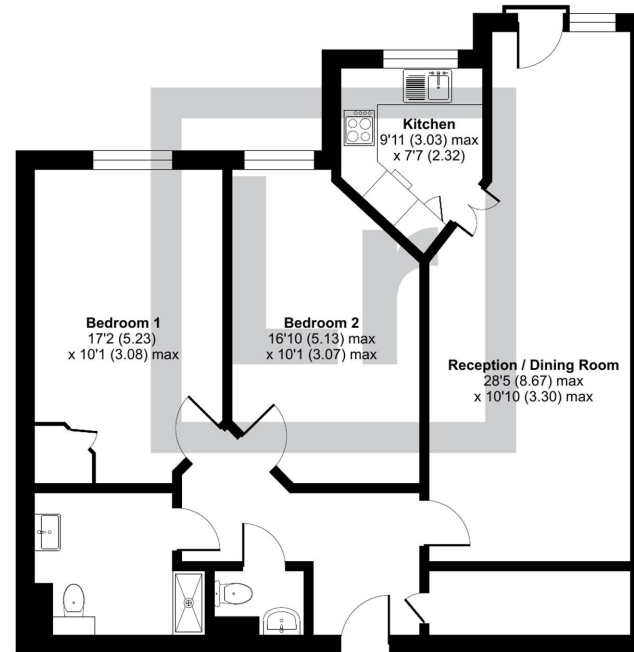




Josiah Drive, Ickenham, Uxbridge, UB10

Approximate Area = 904 sq ft / 83.9 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1382012

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