



A TWO BEDROOM TWO BATHROOM FIRST FLOOR APARTMENT  
Swakeleys Road, Ickenham, UB10 8DL





**Asking Price: £2,000 pcm**

## **A TWO BEDROOM TWO BATHROOM FIRST FLOOR APARTMENT**

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• GATED DEVELOPMENT • MASTER BEDROOM with ENSUITE BATHROOM • FAMILY BATHROOM • OPEN PLAN KITCHEN / LIVING ROOM • SECOND BEDROOM • FIRST FLOOR with LIFT ACCESS • INTERGATED APPLIANCES • ALLOCATED PARKING • HIGH SPECIFICATION

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### **Description**

Ideally located on the edge of London, bordering the leafy community of Ickenham, Quercus Court is a prestigious modern development of just eight exceptional one & two bedroom apartments located on one of Ickenham's most popular residential roads. Situated on Swakleys Road, within close proximity to well-regarded schools such as Breakspear Primary, Douay Martyrs and Vyners Secondary, each beautifully finished apartment features open plan living accommodation, fitted wardrobes in all bedrooms, stylish bathrooms, kitchen with integrated high specification appliances, underfloor heating with individual room temperature control, dedicated parking bays, access to the communal rear gardens and telephone & video entry system allow access in and out of the secure gated development.

**\*\* An advance payment of one week's rent is required to secure this property\*\***

### **Location**

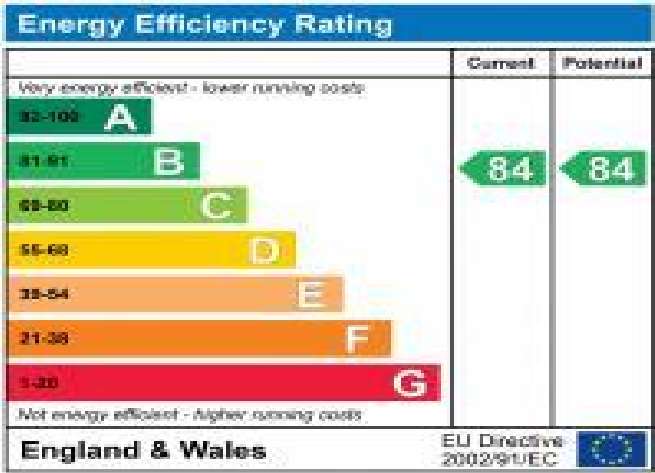
The property is situated within close proximity to well-regarded schools such as Breakspear Primary, Douay Martyrs and Vyners Secondary. There are excellent transport links with the A40/M40 a short drive away providing access to London and the M25. Ickenham Village is a short walk away where there are a vast range of local shops, restaurants and bars. Ickenham Station offers the Metropolitan and Piccadilly lines whilst West Ruislip Station is serviced by both tube and train lines into Marylebone Station. There are a number of leisure facilities nearby including Ruislip and Uxbridge Golf Course, also there is Ickenham Cricket club.





### Additional Information

- Local Authority: London Borough of Hillingdon
- Council Tax Band: D
- Deposit Amount: £2,307.00
- Reservation Payment: One week's rent
- Energy Efficiency Rating: Band B
- Available Date: 23/12/2025



Quercus Court, Flat , Swakeleys Road, Uxbridge, UB10 8DL  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



**Flat 4**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

