

Harefield Place House

Ickenham • Middlesex • UB10 8GB

Guide Price: £1,325,000



coopers
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Characteristic two bedroom, two bathroom apartment set within the original Georgian Mansion of Harefield Place, Ickenham. Harefield Place, located on The Drive in Ickenham which is one of the most sought after locations in Middlesex, is an exclusive development of just 25 extraordinary apartments (nine of which are located in the Georgian Mansion & 16 in the new contemporary building) which are positioned on an amazing plot of 8.5 acres of landscaped gardens. Features include a leisure complex for residents including swimming pool, sauna, jacuzzi & gym. Secure undercroft parking for two cars and an additional storage unit. Tennis court and a private lake.

High End Gated Development

Two Bedroom Luxurious Apartment

Set Within a Georgian Mansion

Leisure Facilities (Gym, Swimming Pool, Sauna, Jacuzzi)

Secure Undercroft Parking For Two Cars

Seperate Storage Unit

All Weather Tennis Court

Private Lake

Underfloor Heating

8.5 Acres of Land

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

A stunning two bedroom, two bathroom luxury ground floor apartment set within the original Georgian Mansion of Harefield Place, Ickenham. Interior designed, high quality engineered solid wood flooring to selected rooms, carpets to the remainder, fully fitted bespoke handmade kitchens with Siemens appliances and granite work surfaces. Bespoke cornice, architraves and skirtings. Underfloor heating. Minoli porcelain tiling to bathroom floors and wall. Satin brass door handles. Quooker flex all-in-one mixer and boiling tap. White sanitaryware with brushed brass or chrome fittings. Intruder and fire alarms.

Outside

Upon entering there is a long sweeping private driveway, approached via electrically operated entrance gates with security lighting. Extensive landscaped grounds extending to 8.5 acres, designed by an award winning landscape architect. There is a lake with meandering footpaths. At Harefield Place, you can take the time to truly look after yourself, with private luxury wellness facility including a fully-equipped gym, sauna and hot tub – plus a private tennis court within the grounds.

Location

Harefield Place is an exquisite ensemble of just 25 two and three bedroom luxury apartments, nestling amidst 8.5 acres of verdant greenbelt countryside, yet within easy reach of central London. Ideally located in Ickenham, off one of the most desirable private roads in Middlesex, this magnificent development offers nine spectacular homes in an original Georgian mansion house, with a further 16 superb apartments in an adjacent purpose-designed new building. These exceptional apartments sit within extensive, beautifully landscaped grounds, enjoying the exclusive use of private leisure facilities and a secluded lake, with unparalleled views over South Buckinghamshire and beyond.



Schools:

The Breakspear Primary 1.1 miles
Hermitage Primary 1.2 miles
Vyners Secondary 0.3 miles



Train:

Hillingdon Station 0.9 miles
Ickenham Station 1.4 miles
Uxbridge Station 1.2 miles



Car:

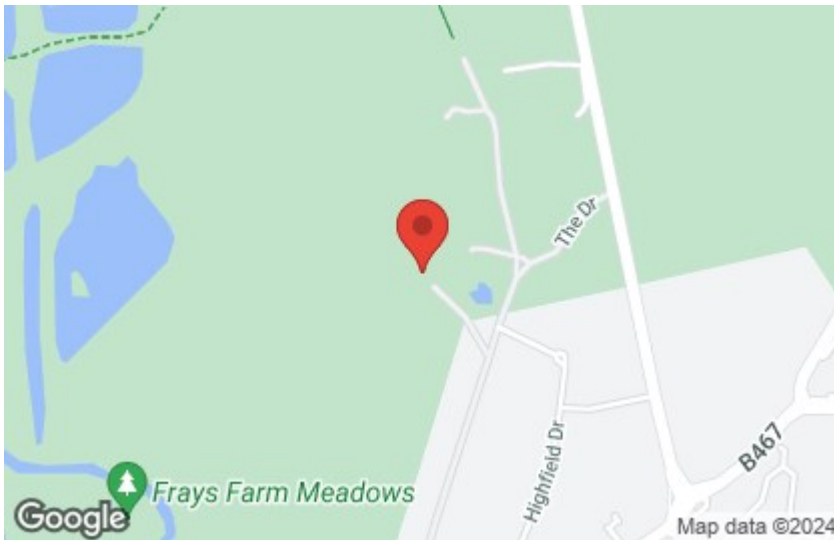
M4, A40, M25, M40



Council Tax Band:

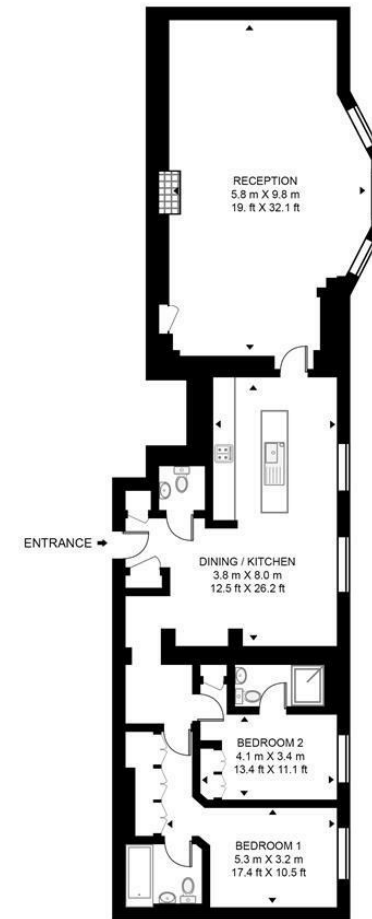
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(Distances are straight line measurements from centre of postcode)



HAREFIELD PLACE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 1556 SQ.FT (144.6 SQ.M)



GROUND FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
Low energy (A)		
Medium energy (B)		
Good energy (C)	75	75
Decent energy (D)		
Below average energy (E)		
Poor energy (F)		
Very poor energy (G)		
Not energy efficient - higher running costs		
England & Wales		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.