

# The Greenway

Ickenham • Middlesex • UB10 8LA

Guide Price: £250,000



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This one bedroom first floor maisonette offers great space and is set in a very popular location in Ickenham with its quiet surroundings and distance to the Piccadilly/Metropolitan and central train lines. There is also easy access to the A40, M25 and M40 road links and Uxbridge Town Centre is close by with its variety of shops, bars, restaurants. **NEW LEASE ON COMPLETION**

First floor

One bedroom

**NEW LEASE ON COMPLETION**

Fitted kitchen

Off street parking

No chain

Spacious

Near to Ickenham high street

Easy access to A40/M40/M25

Walking distance to West Ruislip Station

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**

As you enter this well presented apartment, you are welcomed by an entrance hall with stairs leading for the first floor. Directly to the right, is the tiled family bathroom. This then leads into the light filled living/dining room. The fitted kitchen is accessed via the living room, which offers ample worktop and storage space. The spacious, double bedroom is located to the rear of the property.

### **Outside**

There is well maintained communal grounds and resident parking.

### **Location**

The Greenway is a quiet road in a great location in Ickenham with transport links and shops a short walk away. West Ruislip train station is approximately a 5 minute walk away and this is serviced by the Central Line and Chiltern Line, servicing London and the home counties. Ickenham station is approximately a 15 minute walk away and you have access there to the Metropolitan Line and Piccadilly Line. Local shops and restaurants are close by as well. The A40 and M25 are a short driving distance providing excellent access into London and the surrounding area.





### Schools:

The Breakspeare School 1.0 miles  
Vyners Secondary School 1.6 miles  
The Douay Martyrs Catholic School 0.9 miles



### Train:

West Ruislip Station 0.9 miles  
Ickenham Station 0.7 miles  
Ruislip Station 0.9 miles



### Car:

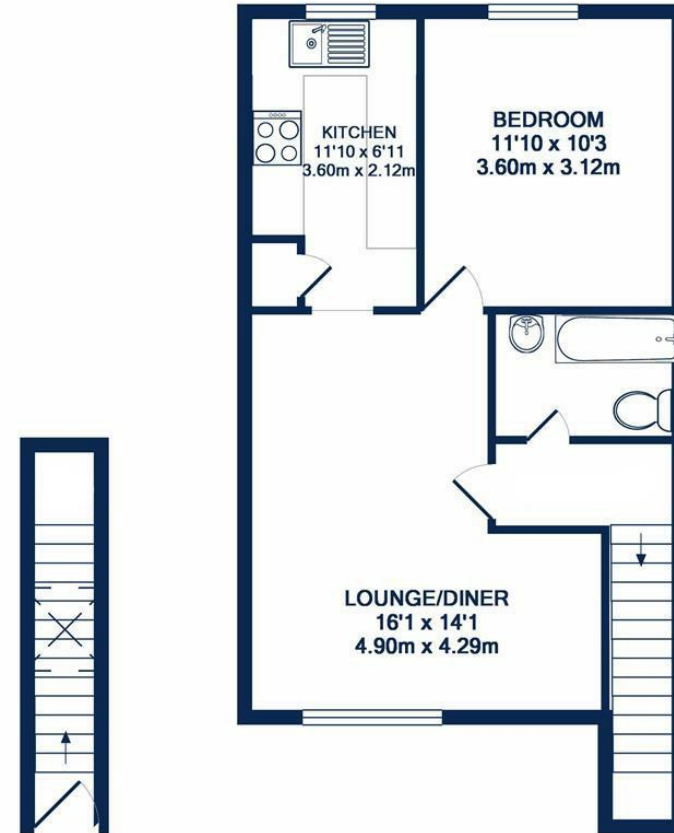
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
APPROX. FLOOR  
AREA 44 SQ.FT.  
(4.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 492 SQ.FT.  
(45.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 536 SQ.FT. (49.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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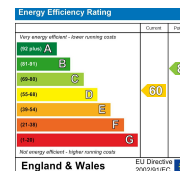
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