

Walsham Court

Ickenham • Middlesex • UB10 8FZ

Guide Price: £400,000



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A contemporary and elegantly presented two-bedroom, two-bathroom apartment, situated in a highly sought-after modern development just a short walk from West Ruislip Tube Station. This spacious home features a welcoming entrance hallway, two generously sized bedrooms, including a master with an en-suite, and a stylish open-plan kitchen, dining, and living area that opens onto a private balcony. The property is further complemented by a sleek main bathroom and a large storage cupboard, offering both comfort and practicality.

Two bedroom apartment

Two bathrooms

Spacious interior throughout

Open plan living room

Fitted kitchen

Lift access

Off street parking

Close to well regarded schools

Walking distance to West Ruislip Station

Easy access to A40/M40/M25

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

Upon entering this home, you are greeted by a welcoming entrance hallway complete with a spacious storage cupboard. The heart of the property is a bright and airy open-plan living space, seamlessly combining a stylish fitted kitchen, dining area, and lounge, with direct access to a private balcony. The accommodation includes two generously sized double bedrooms, with the master featuring its own en-suite bathroom, complemented by a sleek and contemporary guest bathroom.

Outside

This property enjoys a private balcony that is accessible from the living room, there is also an allocated secure parking space for one car and there are also well maintained communal gardens.

Location

Walsham Court is within a two minute walk to West Ruislip Station, serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. also Ickenham (Metropolitan/Piccadilly lines) For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. The apartment is set within the stunning and relatively new prestigious Ickenham Park development located in the Heart of Ickenham Village offering easy access to local shops and restaurants. There are a number of highly regarded local schools for all ages within walking distance.



Schools:

Glebe Primary School 0.7 miles
 Bishop Winnington Ingram Church of England Primary School 0.6 miles
 Sacred Heart Catholic Primary School 0.5 miles



Train:

West Ruislip Station 0.1 miles
 Ickenham Station 0.5 miles
 Ruislip Station 0.7 miles



Car:

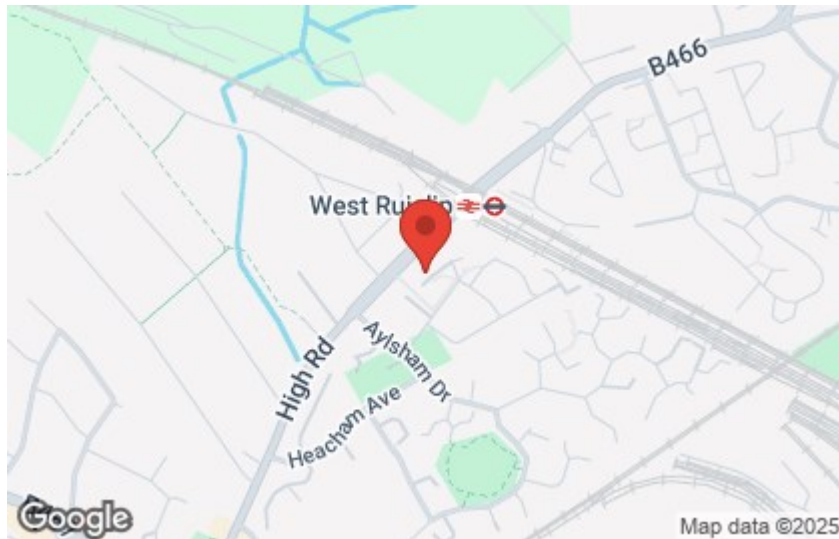
M4, A40, M25, M40



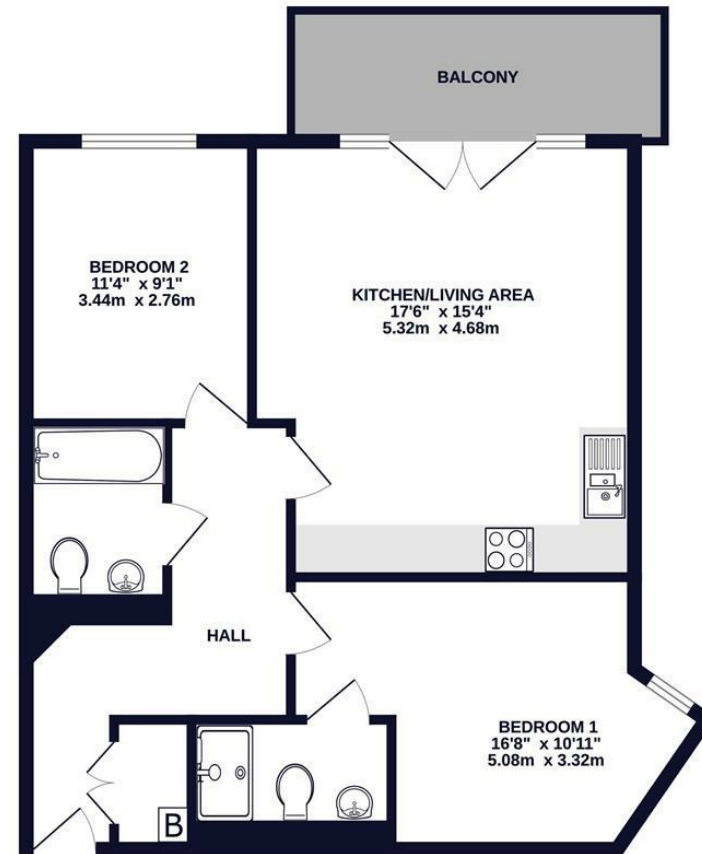
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



First Floor



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TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (101-120)		
A+ (81-100)		
A (61-80)		
B (41-60)		
C (21-40)		
D (1-20)		
Not energy efficient - higher running costs		
G (1-10)		
England & Wales EU Directive 2002/91/EC		

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.