

Lysander House, Josiah Drive

Ickenham • Middlesex • UB10 8FB

Guide Price: £298,500



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Heritage Place is an exclusive retirement living development in the charming neighbourhood of Ickenham, thoughtfully designed for those aged 70 and over. Crafted by the award-winning McCarthy & Stone, this community offers a blend of luxury, convenience, and independence, complemented by the reassurance of a 24-hour on-site management and care team. Each home, available in one or two-bedroom layouts, boasts high-quality finishes, stylish neutral decor, and modern comforts. The contemporary kitchens are equipped with integrated appliances, while the level-access shower rooms ensure ease and accessibility. Spacious bedrooms and living areas create a serene environment tailored for relaxation and comfort. Heritage Place provides the ideal setting for a fulfilling lifestyle, with optional personal care packages available to meet individual needs. Here, you can enjoy elegant living in a secure and supportive community designed to help you thrive.

Two bedroom

First floor apartment

No chain

Level access shower

Lift access

24 hour emergency call system

Walk in wardrobe

Minutes from Ickenham high street

Landscaped communal gardens

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

This property boasts a generous entrance hallway, complete with a convenient storage cupboard and access to the guest W/C. The expansive, light-filled living room offers a welcoming space for relaxation, featuring a dining area and a charming fireplace focal point. This area seamlessly transitions into the well-appointed fitted kitchen, equipped with modern integrated appliances. The home includes two spacious double bedrooms, with the master bedroom benefiting from a walk-in wardrobe for added convenience. A sleek, contemporary shower room with level access completes the thoughtful design of this elegant property.

Outside

For the ultimate peace of mind there is video door entry to all apartments and a 24 hour emergency call system. There is a mobility scooter store with electric charging facility and on site car parking (subject to availability.) There are landscaped communal gardens with planting, shrubs, central feature and seating.

Location

Heritage Place, Ickenham offers a stunning selection of age exclusive and have been built and designed to offer convenient, luxury retirement living plus with the choice of living life both independently or with help if needed. Heritage Place boasts a trendy Club Lounge, which is perfect for meeting friends and enjoying a drink. For the ultimate relax and unwind time there is a wellbeing suite for residents offering nails, hair and spa treatments. There are communal gardens to enjoy and the residents benefit from a guest suite, perfect for when family and friends come to stay. For peace of mind 24-hour emergency calls and video entry is available. Enjoy a selection of restaurants, cafes, bars and shops on your doorstep whilst the nearby tube stations at both West Ruislip and Ickenham provide swift access into the city and Uxbridge Town Centre.



Schools:

The Breakspear School 0.5 miles
 Glebe Primary School 0.6 miles
 The Douay Martyrs Catholic School 0.4 miles



Train:

Ickenham 0.3 miles
 West Ruislip 0.1 miles
 Hillingdon 0.9 miles



Car:

M4, A40, M25, M40



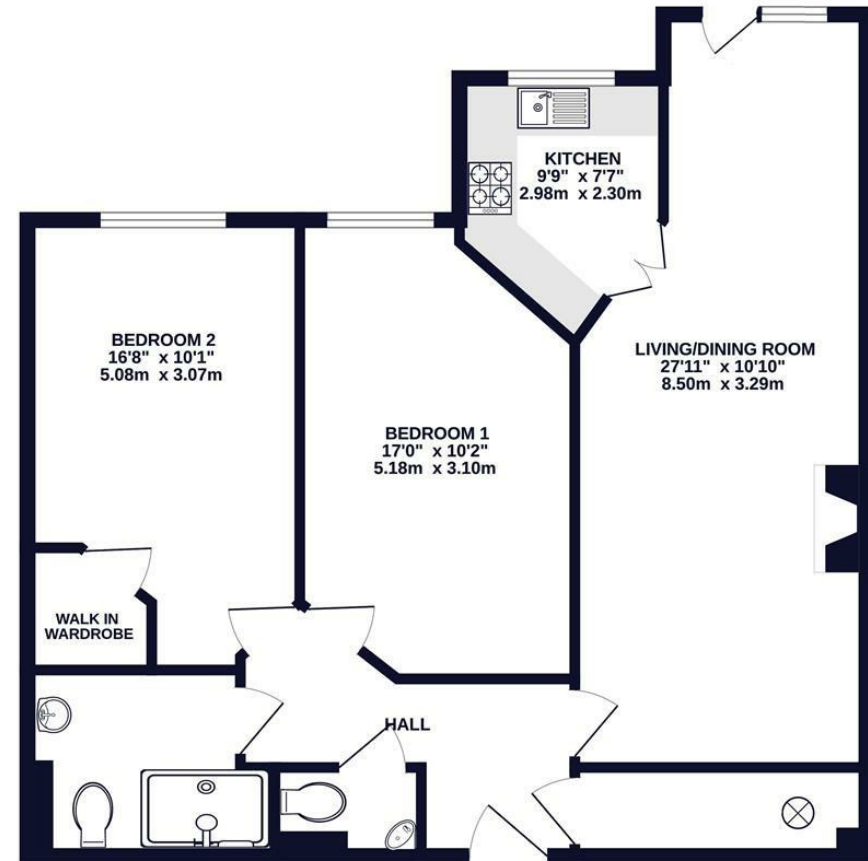
Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



FIRST FLOOR



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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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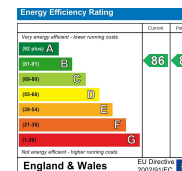
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