

219 Swakeleys Road

Ickenham • Middlesex • UB10 8DP

Guide Price: £360,000



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This beautifully designed, modern ground-floor flat offers stylish and contemporary living at its finest. Boasting an open-plan layout and a private patio, it's an ideal choice for first-time buyers. Built in 2020, this nearly new property includes built-in CCTV and a security alarm, it also comes with a 10-year warranty, with five years remaining for added peace of mind. Perfectly positioned on Swakeleys Road, it's just minutes from the vibrant Ickenham High Street, and provides seamless access to the M25, M40, and A40 and Met and Central lines at Ickenham and West Ruislip stations, making it a dream for commuters and motorists alike.

Ground floor

One bedroom

Open plan living

Long lease 120 years remaining

Private patio

Off street parking

Communal garden

Minutes from Ickenham high street

Within close proximity to outstanding schools

Easy access to M25/M40/A40

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 step into this beautiful home, you're greeted by a welcoming entrance hallway. At the rear, a modern, light-filled open-plan living and dining area awaits, featuring elegant French doors that open onto the private patio—perfect for indoor-outdoor living. The stylish fitted kitchen offers ample worktop space and integrated appliances including a valiant boiler, dishwasher, fridge, freezer, extractor fan, oven and induction hob. The spacious double bedroom provides a peaceful retreat, while the contemporary tiled bathroom boasts a sleek Bluetooth-enabled light and mirror for added convenience.

Outside

Tucked away from the main road, this property offers the convenience of off-street parking with a designated space. At the rear, a private patio provides the perfect spot to unwind on warm summer days. Beyond that, the beautifully landscaped communal garden features a covered seating area, a BBQ space, and a secure bike store—ideal for outdoor gatherings and relaxed evenings with friends and family.

Location

Swakeleys Road is an ideal location for those seeking connections into London, with Ickenham and West Ruislip Stations just over a mile away. West Ruislip Station is serviced by both the Central Line and Chiltern Railway, with the latter offering service to London Marylebone in under 17 minutes with trains running frequently. There are four London Underground stations in the area: Ickenham, Uxbridge, Ruislip and Hillingdon, all of which are serviced by both the Metropolitan Line and Piccadilly Line (linking into Baker Street and Kings Cross station). Access to the A40 is under a minutes drive which gives great access to London and the Home Counties. Ickenham is a fantastic area in respect of amenities. The development is a short drive to both Ruislip and Uxbridge town centres with supermarkets, restaurants, and numerous amenities.



Schools:

Vyners School 0.3 miles
The Breakspear School 0.8 miles
The Douay Martyrs Catholic School 0.9 miles



Train:

Ickenham 1.2 miles
Hillingdon Station 1.2 miles
Uxbridge Station 1.4 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



LOWER GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



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TOTAL FLOOR AREA : 596 sq.ft. (55.3 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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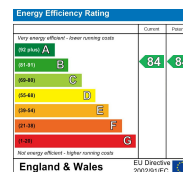
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