

# Swakeleys Road

Ickenham • Middlesex • UB10 8AX

Guide Price: £415,000



coopers  
est 1986

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A stylish and contemporary first-floor flat featuring two bedrooms and two bathrooms, ideally situated for families and commuters. Conveniently located near the A40, M40, and M25, as well as outstanding schools, this modern home offers easy access to Ickenham High Street, which boasts a variety of shops and restaurants. Nestled on Swakeleys Road, Gospel Oak House is an exclusive collection of unique, modern apartments. Excellent transport links, including nearby stations within walking distance or a short bus ride, provide seamless connections to Central London.

First floor flat

Two bedrooms

Two bathrooms

Fantastic location

Close to Ickenham high street

Walking distance to train lines

Easy access to A40/M40/M25

Allocated parking

Communal gardens

Close to outstanding schools

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 the home, you are welcomed by a spacious and airy entrance hall, complete with a generous storage cupboard. The flat boasts a bright and inviting open-plan living and dining area, seamlessly connected to a stylish fitted kitchen with ample worktop space and picturesque views of the beautifully landscaped garden. There are two well-proportioned double bedrooms, with the master featuring fitted wardrobes and a sleek en-suite bathroom. Additionally, the property includes a contemporary family bathroom, designed for both comfort and convenience.

### Outside

There is allocated parking behind a security gated entrance and elegantly landscaped communal spaces.

### Location

This stunning apartment is positioned on one of Ickenham's finest sought after roads within a stone's throw of the highly regarded Vyners School and within close proximity to the picturesque Ickenham Village with its local shops, restaurants and pubs. Swakeleys Road location is ideal 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 King's Cross station). Access to the A40 is under a minute's drive which gives great access to London and the Home Counties.



### Schools:

Vyners School 0.3 miles  
The Breakspear School 0.8 miles  
Uxbridge College 0.9 miles



### Train:

Hillingdon Station 1.2 miles  
Ickenham Station 1.3 miles  
Uxbridge Station 1.4 miles



### Car:

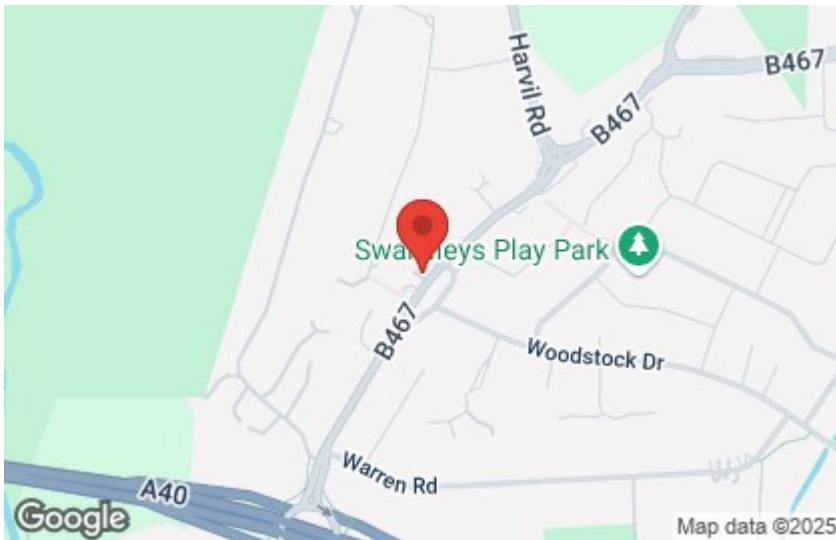
M4, A40, M25, M40



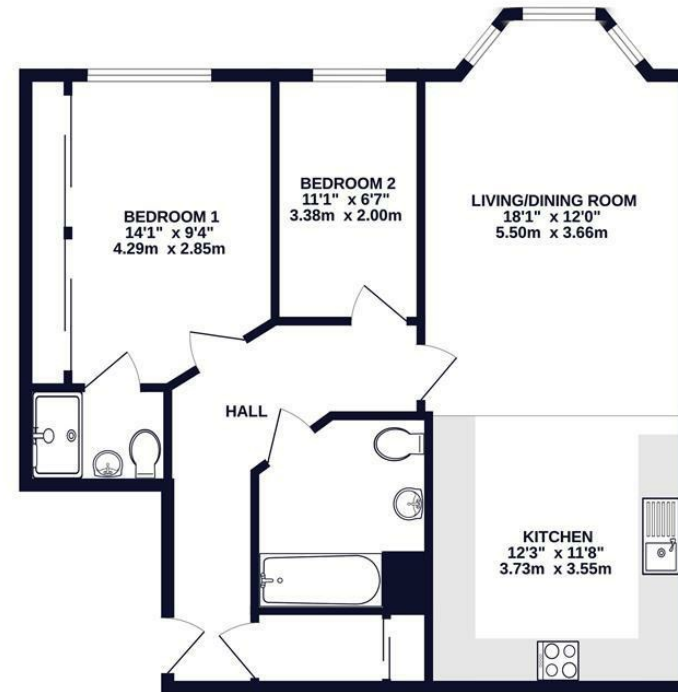
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



### First Floor



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	85	85

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.