

# Swakeleys Road

Ickenham • Middlesex • UB10 8DP

Guide Price: £350,000



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Set on Swakeleys Road, this light-filled, modern open-plan apartment offers stylish and contemporary living. The spacious layout includes a generous living area, a sleek fitted kitchen, a comfortable double bedroom, and a beautifully designed bathroom. 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. Additional highlights include HIVE heating installed and button operated sky lights, off-street parking and close proximity to local amenities. Ideally positioned just minutes from the vibrant Ickenham High Street, the apartment also offers seamless access to the M25, M40, and A40, as well as the Metropolitan and Central lines at Ickenham and West Ruislip stations—making it a perfect choice for commuters and motorists alike.

One bedroom apartment

Modern interior

Communal garden

Long lease of 120 years

Off street parking

Open plan living space

Fitted kitchen

Near to Ickenham high street

Close to outstanding schools

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 the apartment, you are welcomed by a spacious entrance hallway, complete with a convenient storage cupboard. The heart of the home is a bright and airy open-plan living area, featuring a stylish fitted kitchen with integrated appliances and generous countertop space, along with a designated dining area. The apartment also boasts a generously sized double bedroom with fitted wardrobes and a sleek, modern family bathroom finished with elegant tiling.

### Outside

Nestled away from the main road, this property provides the added convenience of off-street parking in a designated space. The property also sits on its own floor and is located to the rear of the development. At the rear, a beautifully landscaped communal garden awaits, complete with a covered seating area, a dedicated BBQ space, and a secure bike store—perfect for outdoor gatherings and leisurely 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:

C

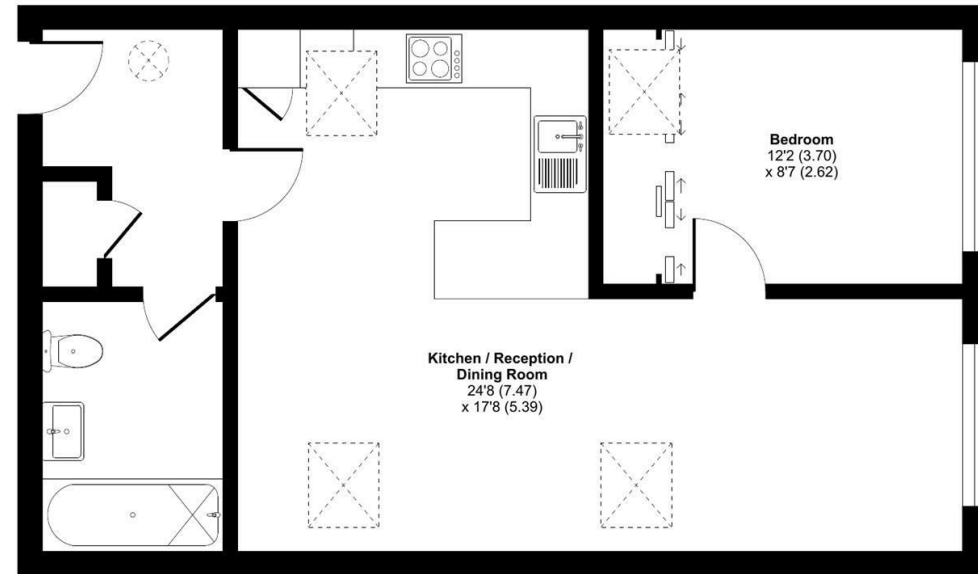
(Distances are straight line measurements from centre of postcode)



## Swakeleys Road, Ickenham, Uxbridge, UB10

Approximate Area = 548 sq ft / 51 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Coopers. REF: 1268441

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Not energy efficient - higher running costs		
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.