

The Greenway

Ickenham • Middlesex • UB10 8LT

Guide Price: £325,000



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NO CHAIN - A modern two-bedroom, two-bathroom split-level maisonette ideally located just moments from both West Ruislip and Ickenham stations. Offering contemporary living across two well-designed floors, this property presents an excellent opportunity for investors seeking strong rental potential in a prime location.

Split level maisonette

Two bedrooms

Modern kitchen

Resident parking

Garage

No chain

New lease on completion

Close to Ickenham high street

Minutes 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

On the first floor, you'll find a spacious and light-filled living/dining area, perfect for relaxing or entertaining. The fitted kitchen is front facing and thoughtfully designed offering generous countertop and storage space. The second floor boasts two comfortable double bedrooms, each featuring built-in storage cupboards to maximize space. A modern bathroom completes this level, ensuring style and functionality.

Outside

To the front of the development there is first come first serve off street resident parking. There is additional parking available on the road itself.

Location

This property is located a short walk from Ickenham village which offers a superb range of shops, cafes and restaurants whilst the pleasant riverside walks along the Hillingdon Trail. Ickenham station (Metropolitan/Piccadilly lines) is a short walk away providing reliable links into the City and West End. Closer still, West Ruislip station is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40 is a short drive away providing access to M40/M25 motorways, Central London and the Home Counties.



Schools:

The Breakspeare School 0.4 miles
 Bishop Winnington-Ingram CofE Primary School 0.6 miles
 The Douay Martyrs Catholic School 0.8 miles



Train:

West Ruislip Station 0.2 miles
 Ickenham Station 0.7 miles
 Ruislip Station 1.0 mile



Car:

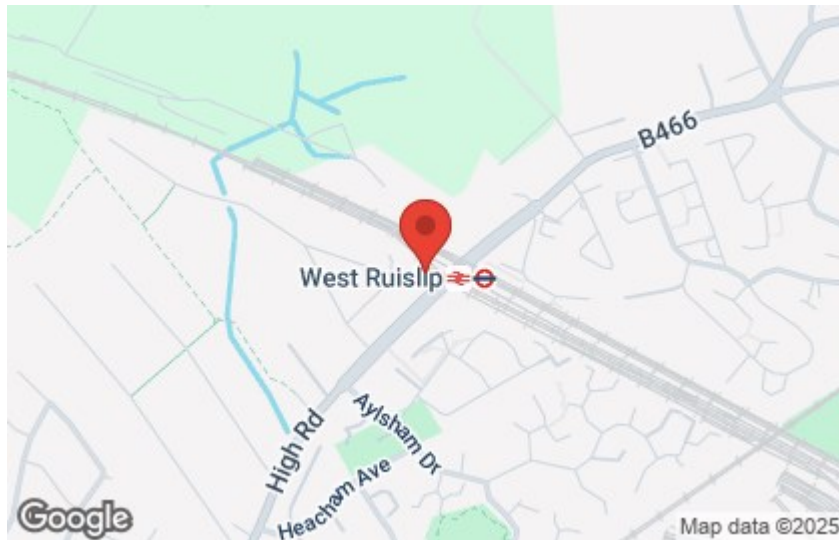
M4, A40, M25, M40



Council Tax Band:

C

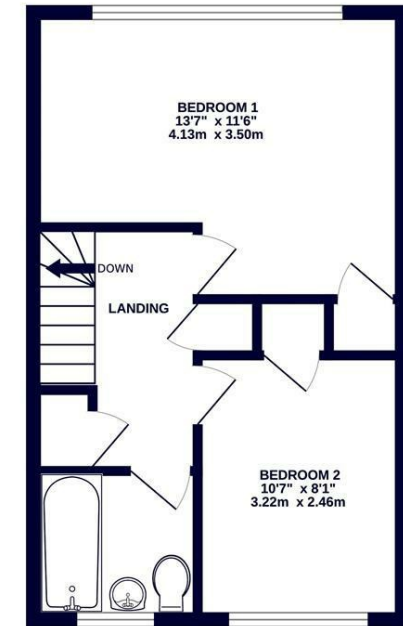
(Distances are straight line measurements from centre of postcode)



1ST FLOOR
 354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR
 354 sq.ft. (32.9 sq.m.) approx.



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TOTAL FLOOR AREA: 707 sq.ft. (65.7 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		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
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.