

Aylsham Drive

Ickenham • Middlesex • UB10 8UH

Offers In Excess Of: £170,000



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This stylish studio apartment is an excellent opportunity for first-time buyers looking to step onto the property ladder. Offered with no onward chain, it boasts a modern interior and the convenience of off-street parking. Ideally located in the sought-after Brackenbury Village Estate, it is just moments from West Ruislip and Ickenham's shops and transport links, including the Metropolitan, Piccadilly, Central, and Overground lines.

Studio

No chain

Great location

Investment opportunity

Good condition throughout

Fitted kitchen

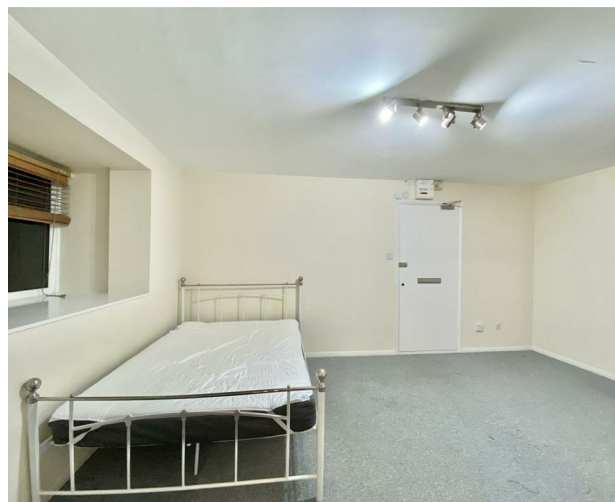
Resident parking

Walking distance to tube lines

Easy access to A40/M25

Close to local amenities

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

The property features a spacious bedroom/living area, a sleek modern bathroom suite, and a contemporary fitted kitchen with generous worktop space.

Outside

Residents benefit from a secure communal entrance, designated parking, and well-maintained communal grounds.

Location

Perfectly positioned for convenience on the ever popular Brackenbury Village development in Ickenham. Just moments away are Ickenham shopping and transport facilities including West Ruislip station (Central Line / Overground connection) and Ickenham on the Piccadilly/Metropolitan line. Alternatively the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties.



Schools:

The Douay Martyrs Secondary School 0.7 miles
 Glebe Primary School 0.6 miles
 The Breakspear School 0.7 miles



Train:

West Ruislip Station 0.3 miles
 Ickenham Station 0.5 miles
 Hillingdon Station 1.1 miles



Car:

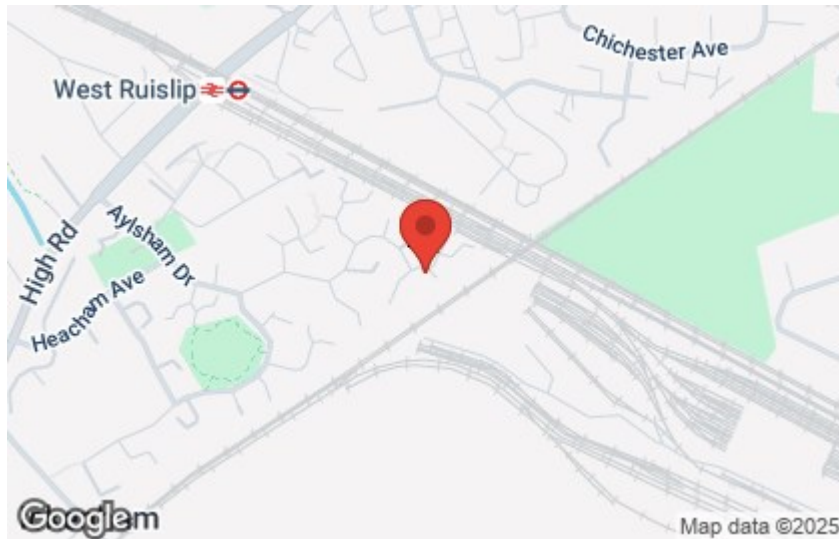
M4, A40, M25, M40



Council Tax Band:

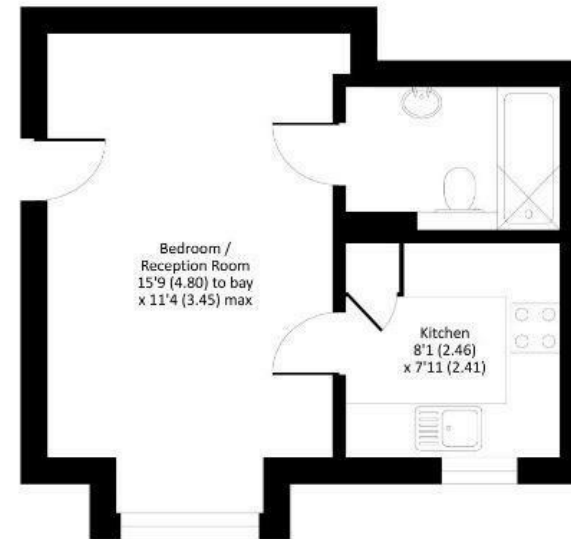
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(Distances are straight line measurements from centre of postcode)



Aylsham Drive, Ickenham, UB10 8UH

Approximate Area = 302 sq ft / 28.1 sq m
 For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating:
 International Property Measurement Standards (IPMS Residential) © nishacomm 2022
 Produced for Gabea Gilbey - RPSF: 837325

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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)		
B (81-82)		
C+ (78-80)		
C (76-77)		
D (73-75)		
E (69-72)		
F (65-68)		
G (61-64)		
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.