

Walsham Court, Perkins Gardens

Ickenham • Middlesex • UB10 8FZ

Guide Price: £420,000



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Set in the sought after, Walsham Court development located between West Ruislip Station (Central & Chiltern Overground Lines) and Ickenham Station (Metropolitan & Piccadilly Lines), this fourth floor, two double bedroom, two bathroom apartment boasts; spacious entrance hallway, large open plan lounge, modern fitted kitchen with integrated white goods, contemporary tiled family bathroom and balcony. Further benefits include, double glazing and off street allocated parking space. Within close proximity of the A40/M40/M25 motorway links, Heathrow Airport/ Mount Vernon, Harefield and Hillingdon Hospitals, RAF Northolt and Stockley Business Park.

Stunning apartment

Two double bedrooms

Ensuite to master bedroom

Balcony

Very popular development

Allocated parking

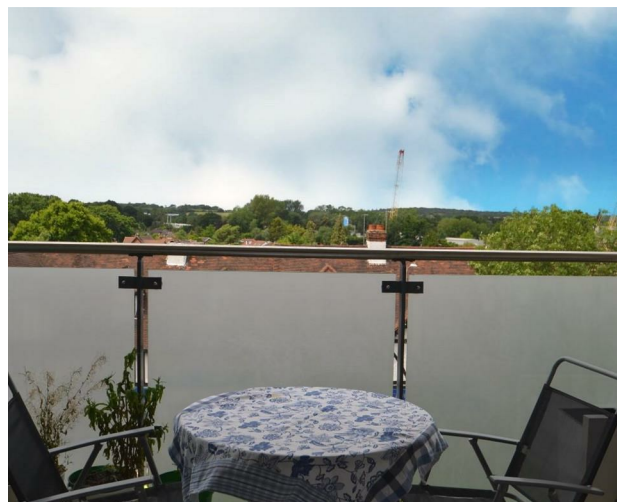
Lift

Excellent access to A40/M40/M25 links

Moments from West Ruislip Station

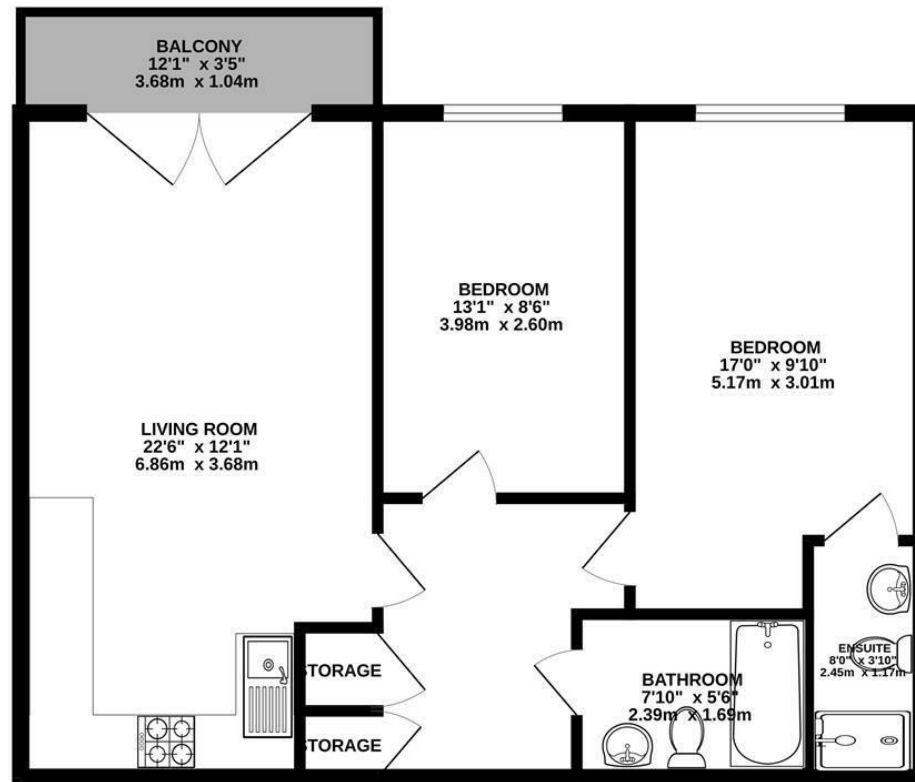
Amenities, shops, restaurants close by

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.





GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.8 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.
Made with Metroplan 5.0/2024

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-40 G		
Below 35 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.