

# Swakeleys Road

Ickenham • Middlesex • UB10 8DF

Guide Price: £300,000



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A two bedroom flat situated above the Co-Op on Swakeleys Road. Easy access to a variety of amenities and ideally situated close to both West Ruislip & Ickenham stations. The property is accessed to the rear of the building via a private gate with stairs leading up the first floor. The property requires full modernisation and is an ideal investment opportunity.

Three bedrooms

Large sq ft

Above Co-OP Ickenham

Rear access

Modernisation required

Loft

New lease on completion

No chain

Walking distance to tube lines

Easy access to A40/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.







1ST FLOOR  
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA: 940 sq.ft. (87.3 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 Metropix CS2025

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**CoopersResidential.co.uk**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
Low energy A		
Low energy B		
Low energy C		
Low energy D		
Low energy E		
Low energy F		
Low energy 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.