

Tayfield Close

Ickenham • Middlesex • UB10 8XA
Guide Price: £325,000



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A one bedroom executive apartment has a combination of style, quality and location. This property is located close to Ickenham village which offers a superb range of fashionable shops, cafes and restaurants whilst the pleasant open space of Thorpland Avenue public field just a short stroll away. West Ruislip Station (Central Line) and Ickenham Station (Metropolitan/Piccadilly lines) are within close distance providing reliable links into the City and West End.

One bedroom apartment

First floor

Large reception room

Modern fitted kitchen

Bathroom & Separate WC

Security entry phone

Close to local shops

Allocated parking space

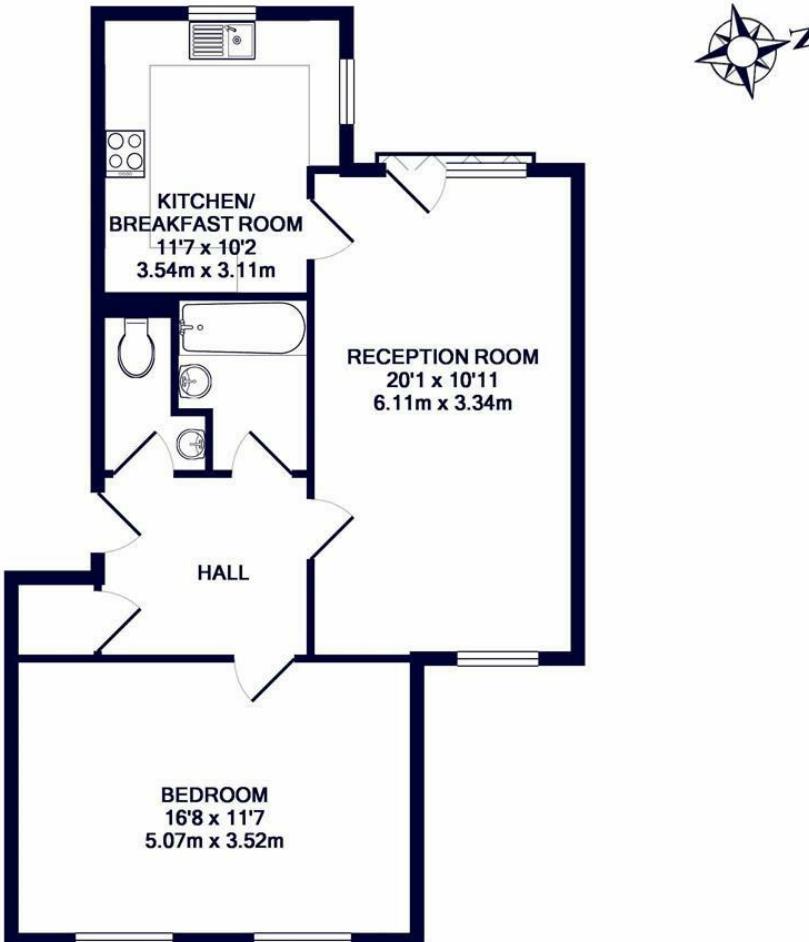
Great investment opportunity

Walking distance to tube lines

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.







TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
	Current
Very energy efficient - lower running costs	
80-81 A	
82-83 B	
84-85 C	
86-87 D	
88-89 E	
90-91 F	
92-93 G	
More energy efficient - higher running costs	
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.