

Long Lane

Ickenham • Middlesex • UB10 8SX

Offers In Excess Of: £485,000



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This stunning and unique apartment is completed to a high specification throughout and expertly designed the accommodation impresses with its space and high quality fixtures and fittings. The property boasts fantastic floor space and has the benefit of a private balcony with views overlooking the landscaped communal garden. Conveniently located the development is a short walk to Hillingdon station offering the Metropolitan and Piccadilly tube lines. The A40 and M25 are also easily accessible.

Luxury top floor apartment

Two bedrooms

En-suite to both bedrooms

Open plan living space

Balcony overlooking communal garden

Immaculately presented throughout

Gated allocated parking

Long lease

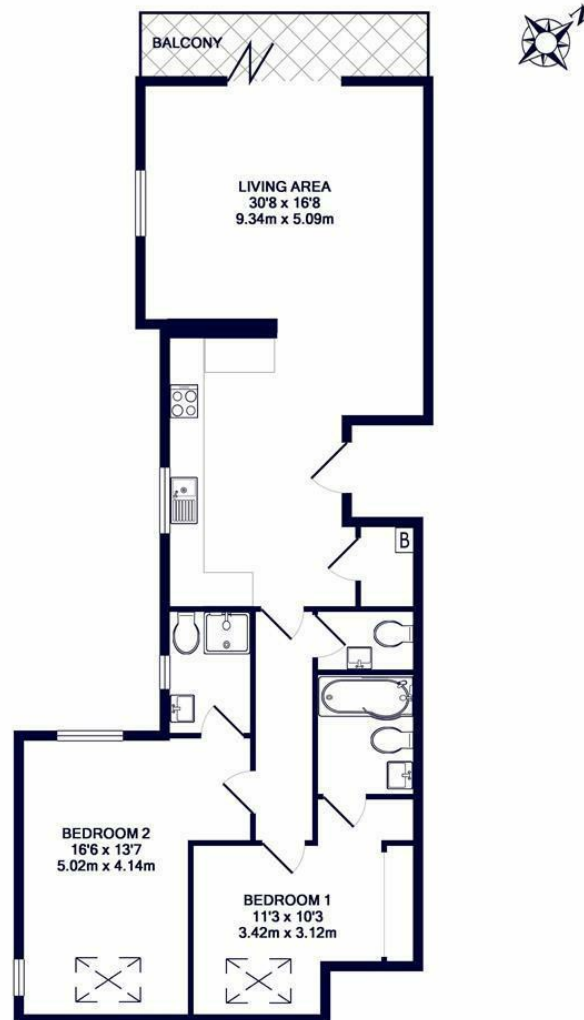
Walking distance to tube lines

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.







TOTAL APPROX. FLOOR AREA 930 SQ.FT. (86.4 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		
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		
35-39 G		
Below 35 Not energy efficient - higher running costs		
England & Wales EPC 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.