

# High Road

Uxbridge • Middlesex • UB10 8LF

Guide Price: £300,000



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A fantastic two bedroom apartment situated in the heart of Ickenham, just a stone's throw away from the village and walking distance to Ickenham and West Ruislip station. The property comprises of two double bedrooms, one with en-suite shower. There is a large living area with space for dining, a separate kitchen, and a second bathroom with bathtub. The property also benefits from off street parking.

Two bedroom apartment

First floor

En-suite to master bedroom

Own entrance and hallway

Large living space

Allocated off street parking to rear

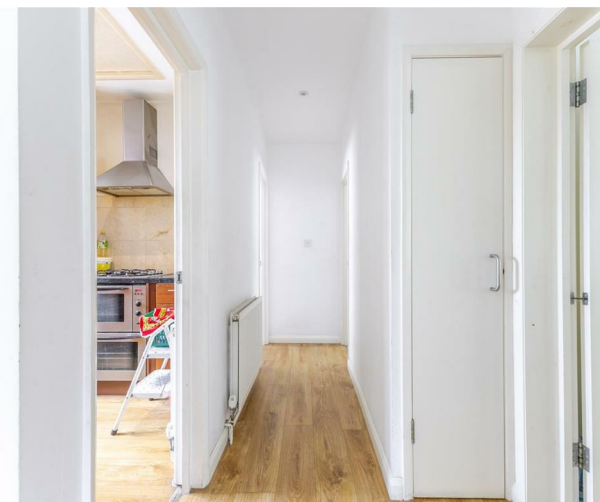
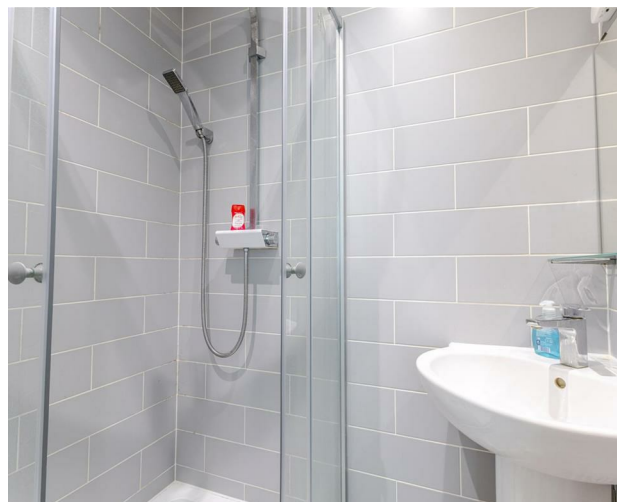
Walking distance to tube lines

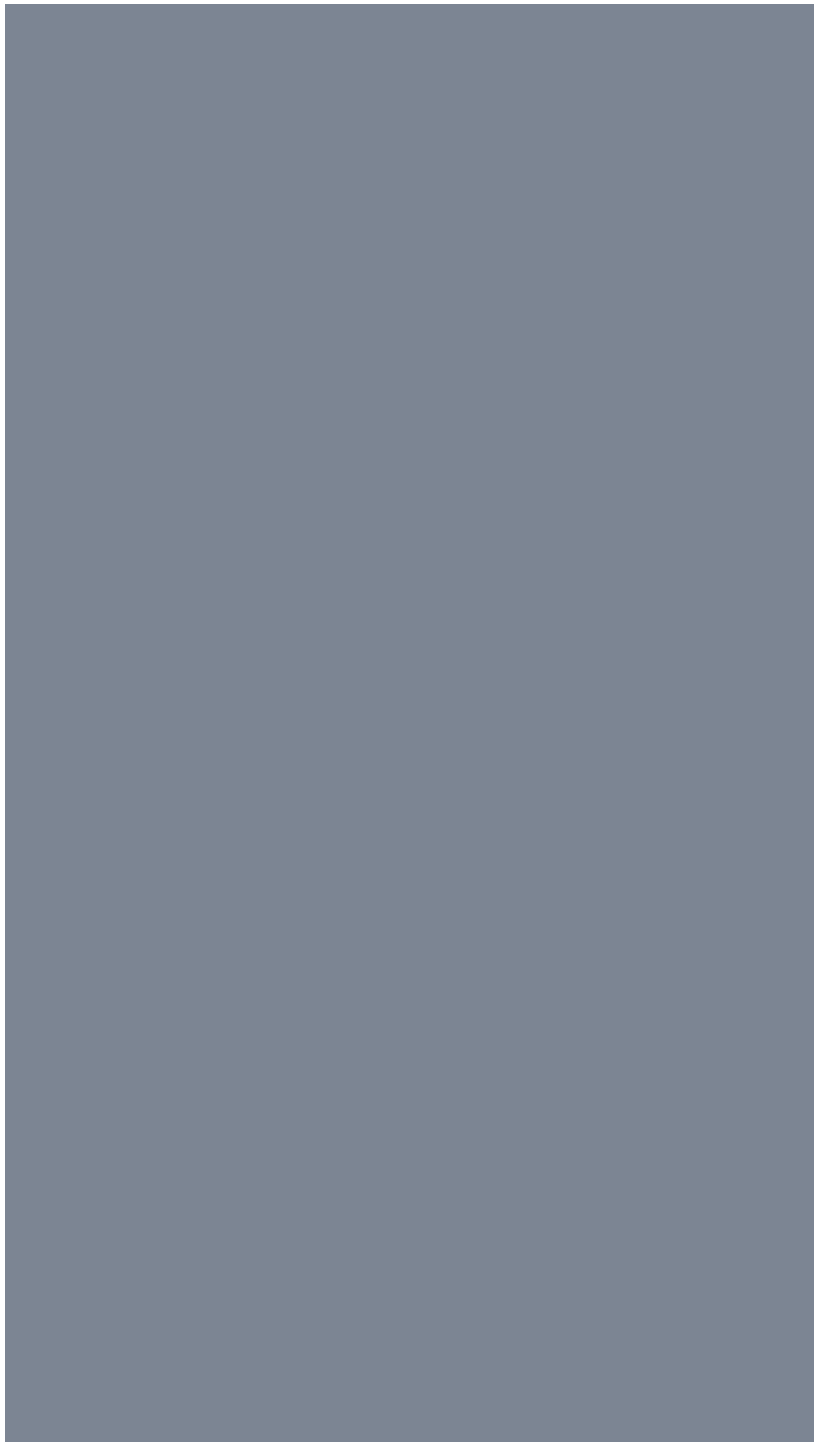
High street location

No chain

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.







Schools:



Train:



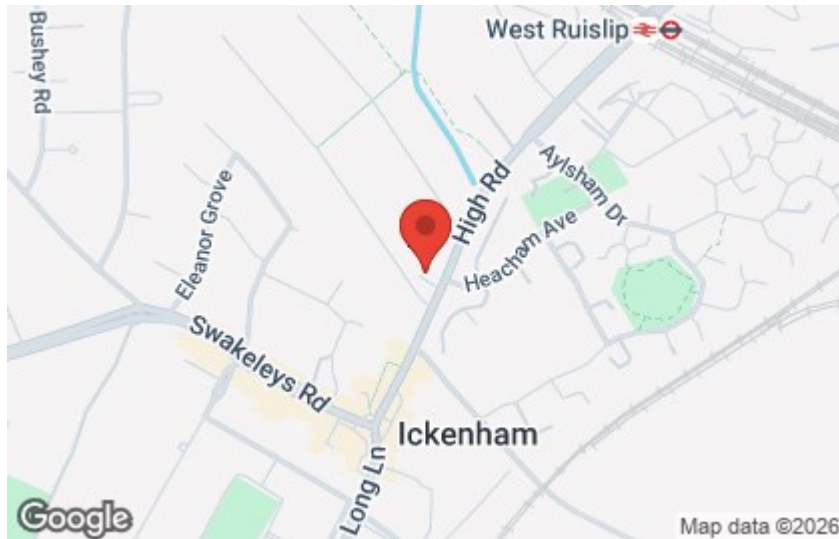
Car:

M4, A40, M25, M40



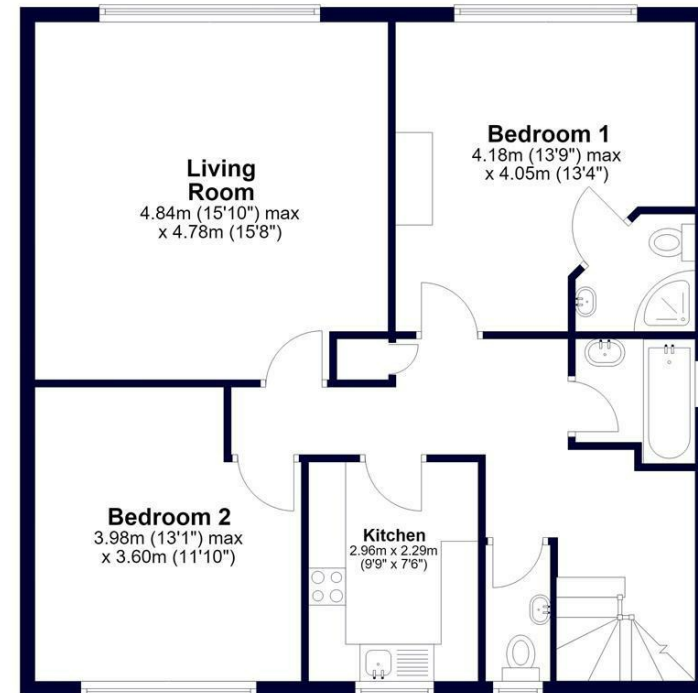
Council Tax Band:

(Distances are straight line measurements from centre of postcode)



## First Floor

Approx. 79.6 sq. metres (856.6 sq. feet)



Total area: approx. 79.6 sq. metres (856.6 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
| Energy efficient - lower running costs             | Current | Potential |
| Very energy efficient (A)                          |         |           |
| Energy efficient (B)                               |         |           |
| Decent (C)                                         |         |           |
| Needs improvement (D)                              |         |           |
| Not very energy efficient (E)                      |         |           |
| Energy inefficient (F)                             |         |           |
| Very energy inefficient - higher running costs (G) |         |           |
| 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.