



- TWO Double Bedrooms
- Gated Parking
- Luxury Apartment
- Double Glazing Throughout
- Lift Access

- TWO Bathrooms
- Ickenham Village Location
- Modern Fitted Kitchen
- Gas Central Heating
- EPC Rating B

A luxurious executive first floor apartment set in a prestigious development, comprising; TWO double bedrooms TWO bathrooms and located in the heart of Ickenham Village.

Providing excellent transport links and having the choice of two tube stations, West Ruislip (Central Line) and Ickenham Tube Station (Metropolitan & Piccadilly Lines). Also within close proximity of A40/M40/M25 motorway junctions, Uxbridge town centre, local shops, supermarkets bars and restaurants.

Superbly designed for modern living, the property proudly comprises; large entrance hall, bright and spacious lounge, high quality separate kitchen / diner with modern fitted units and granite worktops, featuring integrated appliances including; washer / dryer, dishwasher and fridge freezer. Modern family tiled main bathroom with shower, two large double bedrooms, master bedroom with fitted wardrobe cupboards and en-suite shower room, and generous sized second bedroom.

Price - £455,000

Tenure - Leasehold

Years remaining - 112 years

Service Charge - £282 PCM approx reviewed in November 2025

Ground Rent - £250 PA reviewed in January 2024

Estate Fee - £123.00 paid twice a year

Local Authority - Hillingdon Council

Council Tax Band - E

Internet Speed: Download - (up to) Super Fast 75 Mbps  
Upload - (up to) 20 Mbps

Mobile Coverage (Indoor):

Voice

EE - Limited

Three - Limited

O2 - Limited

Vodafone - Likely

Data

EE - Limited

Three - Limited

O2 - Limited

Vodafone - Likely

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.





**L**  
LAKIN & CO



**L**  
LAKIN & CO



**L**  
LAKIN & CO

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

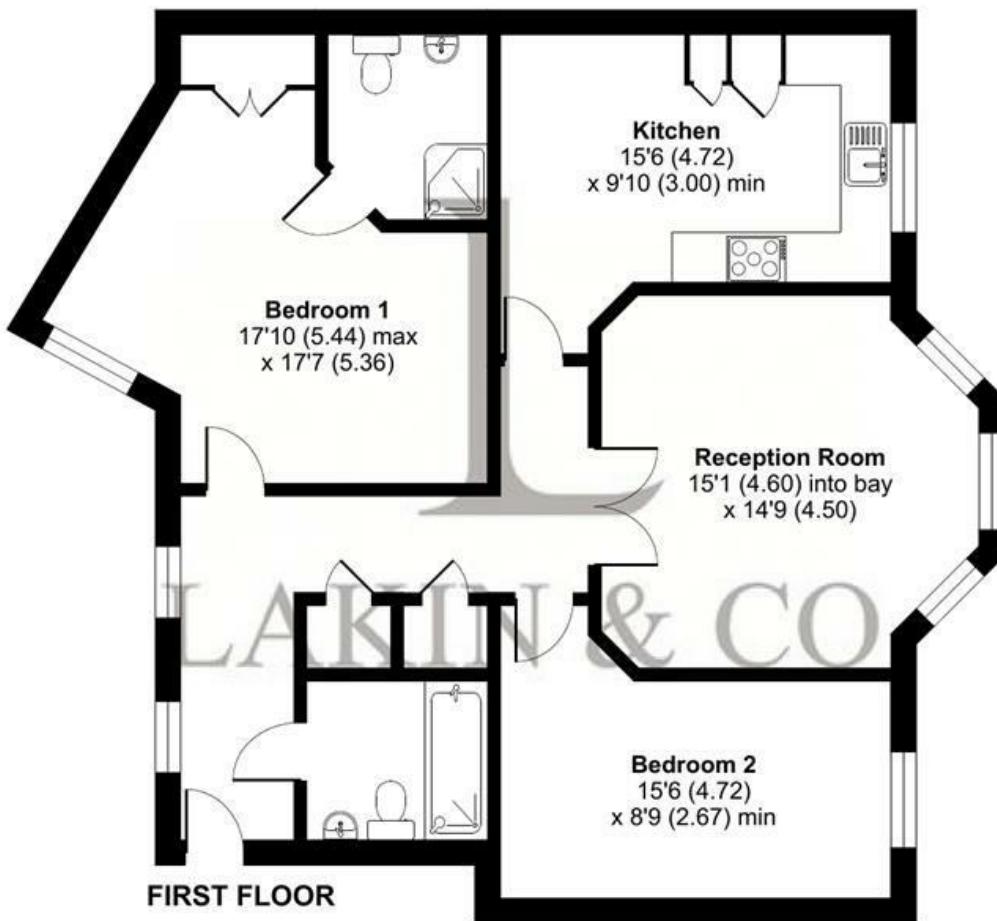


**L**  
LAKIN & CO

## Heacham Avenue, Ickenham, Uxbridge, UB10

Approximate Area = 1002 sq ft / 93.1 sq m

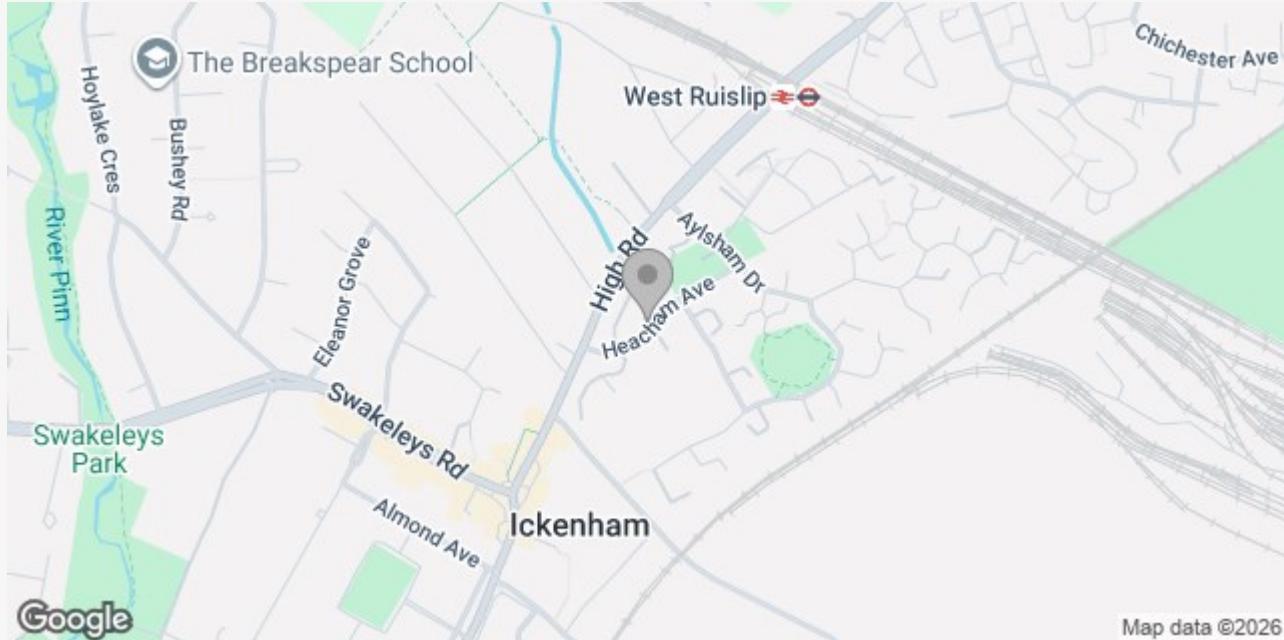
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024.

Produced for Lakin & Co. REF: 1214175

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.