



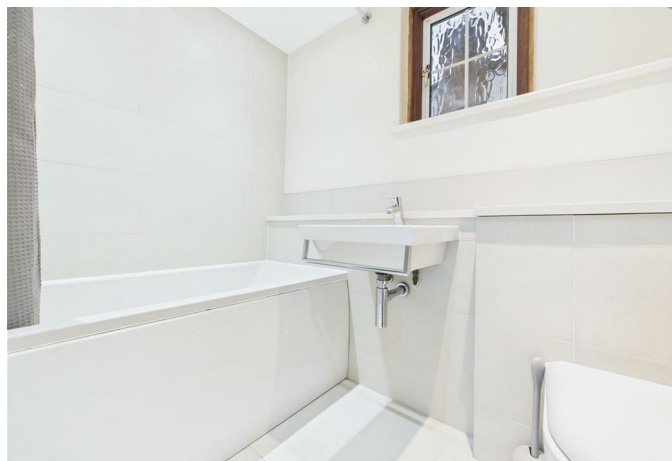
16b Ickenham Road, Ruislip, HA4 7BX  
£450,000





NO UPPER CHAIN. Presenting an exquisite residence within an exclusive enclave of just three bespoke apartments. Ideally situated on the prestigious Ickenham Road, this distinguished home epitomises refined living in one of the area's most coveted addresses. The property boasts three bedrooms, a modern bathroom suite, a sleek, well-appointed kitchen, and an expansive bay-fronted living room, perfectly tailored for contemporary lifestyles. Double-glazed windows, and an efficient combination boiler underscore the commitment to quality and comfort throughout. Beyond its interiors, residents are welcomed by immaculately landscaped communal gardens which is accessed via patio and a substantial driveway offering ample parking. Also, as an owner you are one of three directors of the Cloverlodge management company.

Cloverlodge enjoys an enviable position just moments from Ruislip High Street, where an array of premium amenities awaits, from Waitrose and leading medical facilities to highly regarded schools such as Bishop Ramsey. The vibrant High Street offers an eclectic mix of fine dining, chic cafés, and shopping facilities, complemented by exceptional transport links. With Ruislip (Metropolitan and Piccadilly lines) and West Ruislip (Central line and Overground) within easy reach, this property brings exclusivity with unparalleled connectivity.



### ENTRANCE HALL

Front aspect entrance door, dual aspect windows, wooden flooring, picture rail, stairs to:

### FIRST FLOOR LANDING

Hatch to loft space, storage cupboard, doors to:

### LIVING ROOM

Front aspect double glazed leaded light bay window, wooden flooring, radiator, picture rail.

### KITCHEN

Rear aspect double glazed leaded light window, tiled flooring, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, integrated oven, four gas hob rings with extractor hood, space for washing machine, wall mounted boiler, radiator.

### BEDROOM ONE

Rear aspect double glazed leaded light half bay window, fitted wardrobes, radiator.

### BEDROOM TWO

Rear aspect double glazed leaded light half bay window, radiator.

### BEDROOM THREE

Side aspect double glazed leaded light frosted window, dado rail, radiator.

### BATHROOM

Side aspect double glazed leaded light frosted window, tiled flooring, panel enclosed bath with shower attachment and mixer taps, wall mounted wash hand basin, low level wc, heated towel rail, downlighting.

### FRONT

Parking space available.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### COMMUNAL GARDENS

Accessed via patio, laid to lawn, panel enclosed fence, side access.

### LEASE

87 years remaining on the lease.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### MANAGEMENT COMPANY

Our Vendor reliably informs us that

each flat owner (there are 3 flats) is one of the directors of the management company.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### OUTGOINGS

Periodic outgoing are Insurance, gardening & a small annual company registration fee.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### COUNCIL TAX

London Borough of Hillingdon - Band D - £1,952.38

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### DISTANCE TO STATIONS

Ruislip (0.2 Mi) -  
Metropolitan/Piccadilly  
Ruislip Manor (0.5 Mi) -  
Metropolitan/Piccadilly  
West Ruislip (0.6 Mi) - Central  
Line/Chiltern Railways

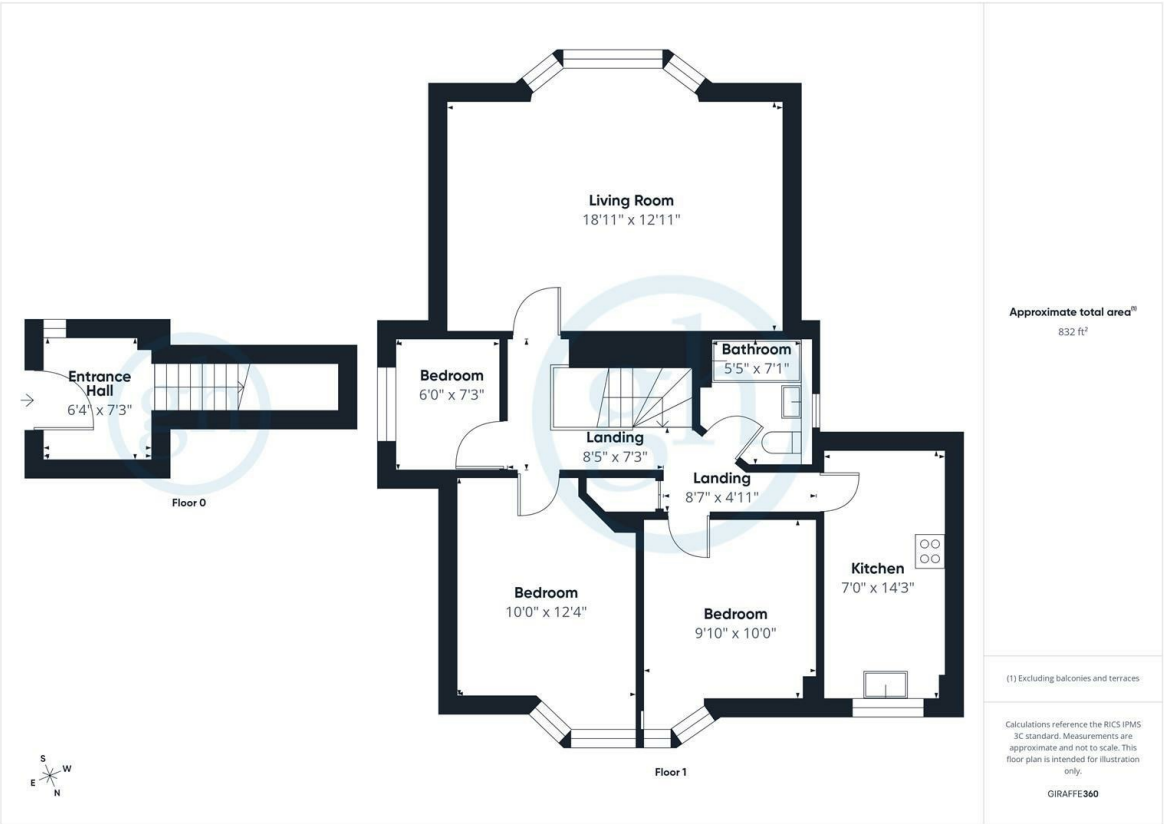


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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