

# London View

Ickenham • Middlesex • UB10 8DP

Guide Price: £489,999



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# London View

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This stunning, ground floor two bedroom apartment is set in a perfect location in Ickenham. With the option of fully furnished, it is ideal for first time buyers, those downsizing or investors. The stunning modern apartment is generously proportioned benefiting a spacious floor-plan which consists of two fantastic double bedrooms, two bathrooms and a large open plan kitchen/living area. There is also a communal garden and allocated parking. London View is conveniently located within easy access to the Central, Metropolitan and Piccadilly tube lines as well as being close to the A40/M25 for the motorist.

Two bedroom apartment

Ground floor

Two bathrooms

SHARE OF FREEHOLD

Option of buying fully furnished

Allocated parking space

Modern interior throughout

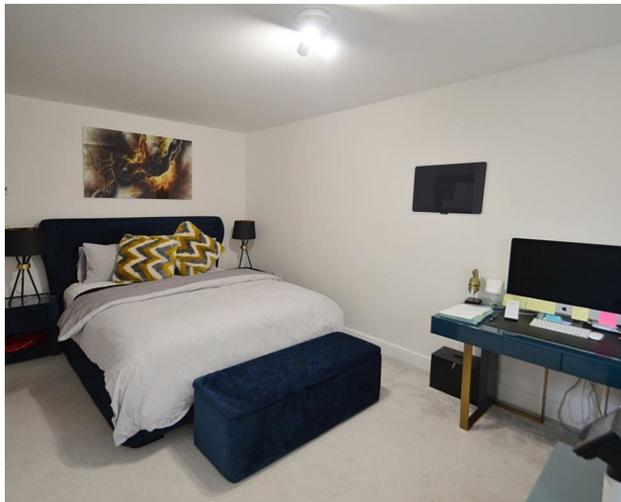
Chain free

Near to sought after schools

Easy access to A40/M40/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.





### **Property**

This contemporary apartment is perfect for any potential buyer looking for a property in excellent condition in the heart of Ickenham close to transport links. The exceptionally spacious accommodation stretches to 869 sq ft and has the benefit of a private front door. Upon entering the property you are welcomed into the light-filled dual aspect open plan kitchen/living room. Designed to a very high standard the kitchen boasts integrated appliances, granite worktops, a breakfast island and multiple kitchen cupboards. There are two double bedrooms, with the master benefiting from a stunning en-suite shower room. Also from the living room you have access to the modern four piece family bathroom suite. The apartment also enjoys a underfloor heating system.

### **Outside**

Outside of the property there are landscaped communal gardens to enjoy in the summer months, and there is one allocated parking bay directly to the front of the property.

### **Location**

The property is situated within close proximity to well-regarded schools such as Breakspear Primary, Douay Martyrs and Vyners Secondary. There are excellent transport links with the A40/M40 a short drive away providing access to London and the M25. Ickenham Village is a short walk away where there are a vast range of local shops, restaurants and bars. Ickenham Station offers the Metropolitan and Piccadilly lines whilst West Ruislip Station is serviced by both tube and train lines into Marylebone Station. There are a number of leisure facilities nearby including Ruislip and Uxbridge Golf Course, also there is Ickenham Cricket club.



### Schools:

Vyners School 0.3 miles  
The Breakspear School 0.8 miles  
The Douay Martyrs Catholic School 0.9 miles



### Train:

Ickenham 1.2 miles  
Hillingdon Station 1.2 miles  
Uxbridge Station 1.4 miles



### Car:

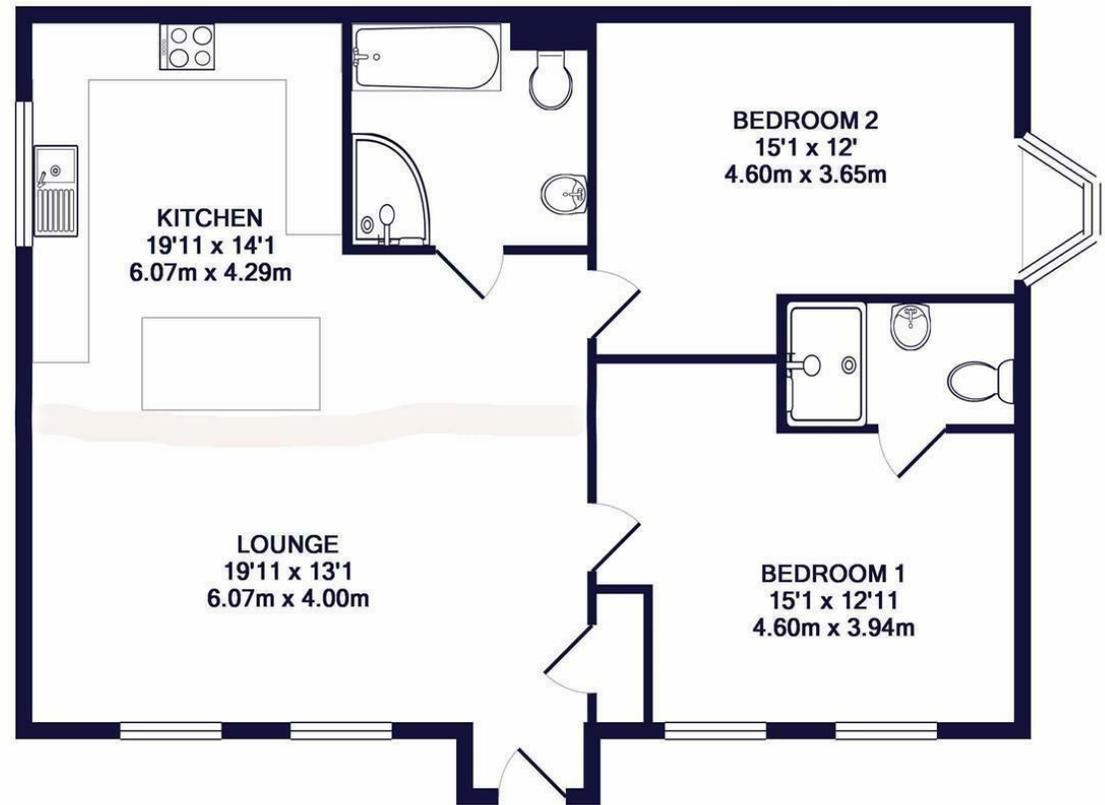
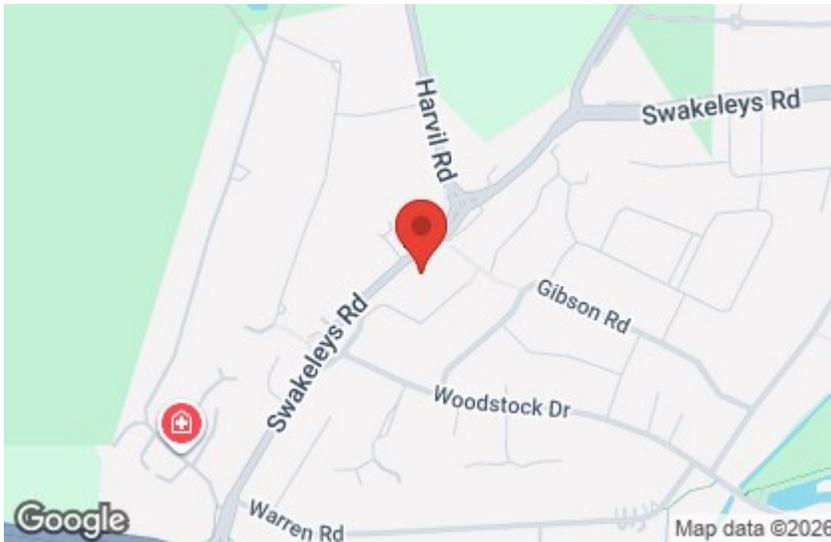
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.7 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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**coopers**  
est 1986

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
Very good (A)	
Good (B)	
Good (G)	
Good (D)	
Good (E)	
Good (F)	
Good (G)	
Not energy efficient - higher running costs	
84	84
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.