

Swakeleys Road

Ickenham • Middlesex • UB10 8DP
Guide Price: £500,000



coopers
est 1986

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SHARE OF FREEHOLD. A stunning and extra spacious three bedroom apartment situated on the first floor and with a superb PRIVATE TERRACE. Set within a small collection of 12 apartments the property enjoys a private location being set back from the road and within easy reach to both stations at Ickenham and West Ruislip.

Stunning first floor apartment

Three bedrooms

Private terrace

Spacious lounge

High specification kitchen

Two fully tiled bathrooms

Video entry system

Allocated parking

Share of freehold

A40/M40 within easy reach

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

Offering unrivalled living space boasting close to 1000 sq ft and finished to an exceptionally high standard throughout the accommodation boasts a range of luxury finishes and features. Entering the building via the communal entrance with marble finish there is video entry system and stairs rising to the first floor. The apartment is accessed via its own private entrance and opens to the lounge where there are patio doors leading to the private terrace area. The sleek and stylish kitchen is fitted with Bosch/Neff appliances, breakfast bar with pop up sockets, integrated fridge freezer, wine chiller and granite/quartz worktop. Two of the bedrooms are double and offer plenty of light and space with multiple windows and one with an en suite. There is a third bedroom/study room and a floor to ceiling tiled bathroom. Carpet flooring is to the bedrooms & lounge. Further benefits include A-rated combination boiler, separate storage areas, Virgin media pre installation for TV, phone and broadband, safety advised door locking system. These apartments offer fresh contemporary interiors and a wonderful sense of light, space and privacy. They provide easy living comfort in this stylish modern boutique complex in a sought after location.

Location

The location is ideal for those seeking connections into London, with Ickenham and West Ruislip Stations just over a mile away. West Ruislip Station is serviced by both the Central Line and Chiltern Railway. There are a choice of London Underground stations in the area: Ickenham, Uxbridge, Ruislip and Hillingdon, all of which are serviced by both the Metropolitan Line and Piccadilly Line (linking into Baker Street and Kings Cross station). Access to the A40 is under a minutes drive which gives great access to London and the Home Counties. Ickenham is a fantastic area in respect of amenities. The site is within walking distance of a supermarket and several restaurants and a short drive to both Ruislip and Uxbridge town centres.

Outside

To the front of the property there is allocated and visitors parking. To the rear there are shared landscaped gardens for the residents to enjoy. The property itself boasts a large private terrace with wonderful views overlooking Ickenham and beyond. This is access via the living area.



Schools:

Breakspear Primary 0.4 miles
 Douay Martyrs Secondary 0.4 miles
 Glebe Primary 0.6 miles



Train:

Ickenham 0.3 miles
 West Ruislip 0.6 miles
 Hillingdon 1.0 miles



Car:

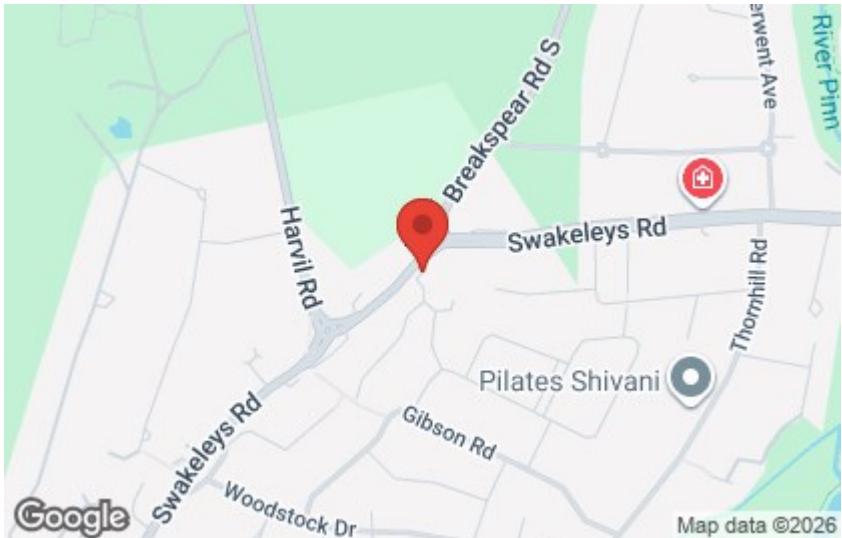
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



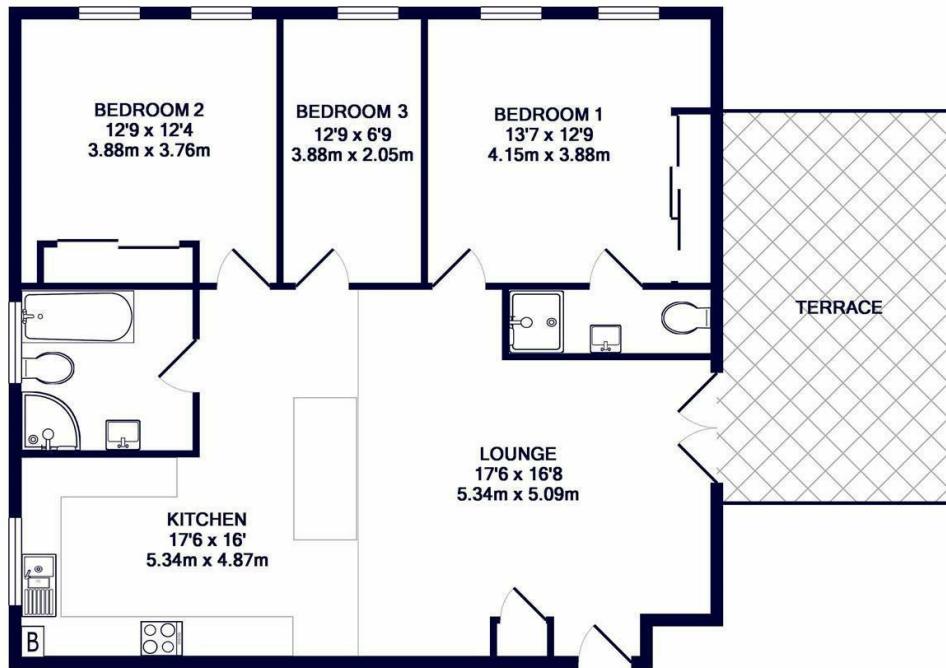
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TOTAL APPROX. FLOOR AREA 982 SQ.FT. (91.2 SQ.M.)

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		Current	Potential
Very energy efficient - lower running costs			
99-100	A		
95-98	B		
90-94	C		
85-89	D		
80-84	E		
75-79	F		
70-69	G		
More energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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.