



**Aylsham Drive, Ickenham - UB10 8UN**

Guide Price **£325,000** | Leasehold



**LAWRENCE RAND**



## Key Features & Description

- Residential Parking
- Large One Bedroom Flat With A Bonus Room
- Spacious Reception / Dining Room
- Separate Kitchen
- Communal Gardens

An exceptionally spacious 700 sq ft one bedroom ground-floor flat set within this popular development presented in excellent condition throughout.

The property features a spacious twin aspect living room with ample room for both relaxing and dining, creating a comfortable central living space. A fully fitted kitchen provides excellent storage and worktop space. The generous bedroom has been split into two with a stud wall to provide a secondary area, used as a nursery and could be divided to provide a second bedroom. The property also benefits from a modern bathroom, a separate WC, and a welcoming hallway with useful storage potential.

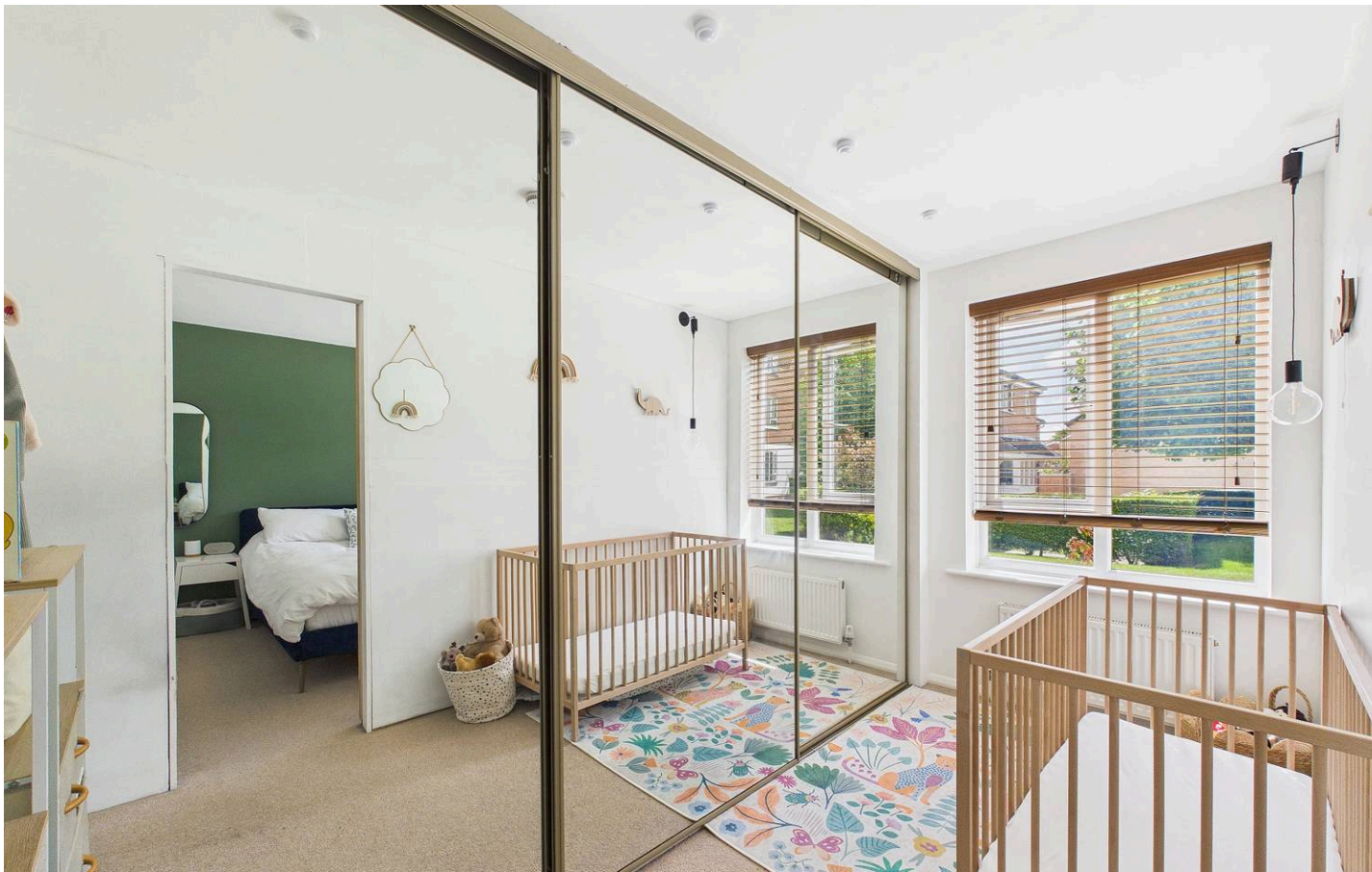
Positioned within a convenient residential location, the property is within easy reach of local shops, cafés, and amenities, as well as excellent transport links including nearby Underground stations and road connections. Aylsham Drive also offers access to nearby green spaces and well-regarded local schools.

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Council Tax band: C

EPC Energy Efficiency Rating: D





### Nearest Stations

West Ruislip - approx 0.2 miles

Ickenham Station - approx 0.7 miles

Ruislip Station - approx 1.1 miles

### Verified Material Information:

Council Tax band: C

EPC Energy Efficiency Rating: D

### Suppliers

Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

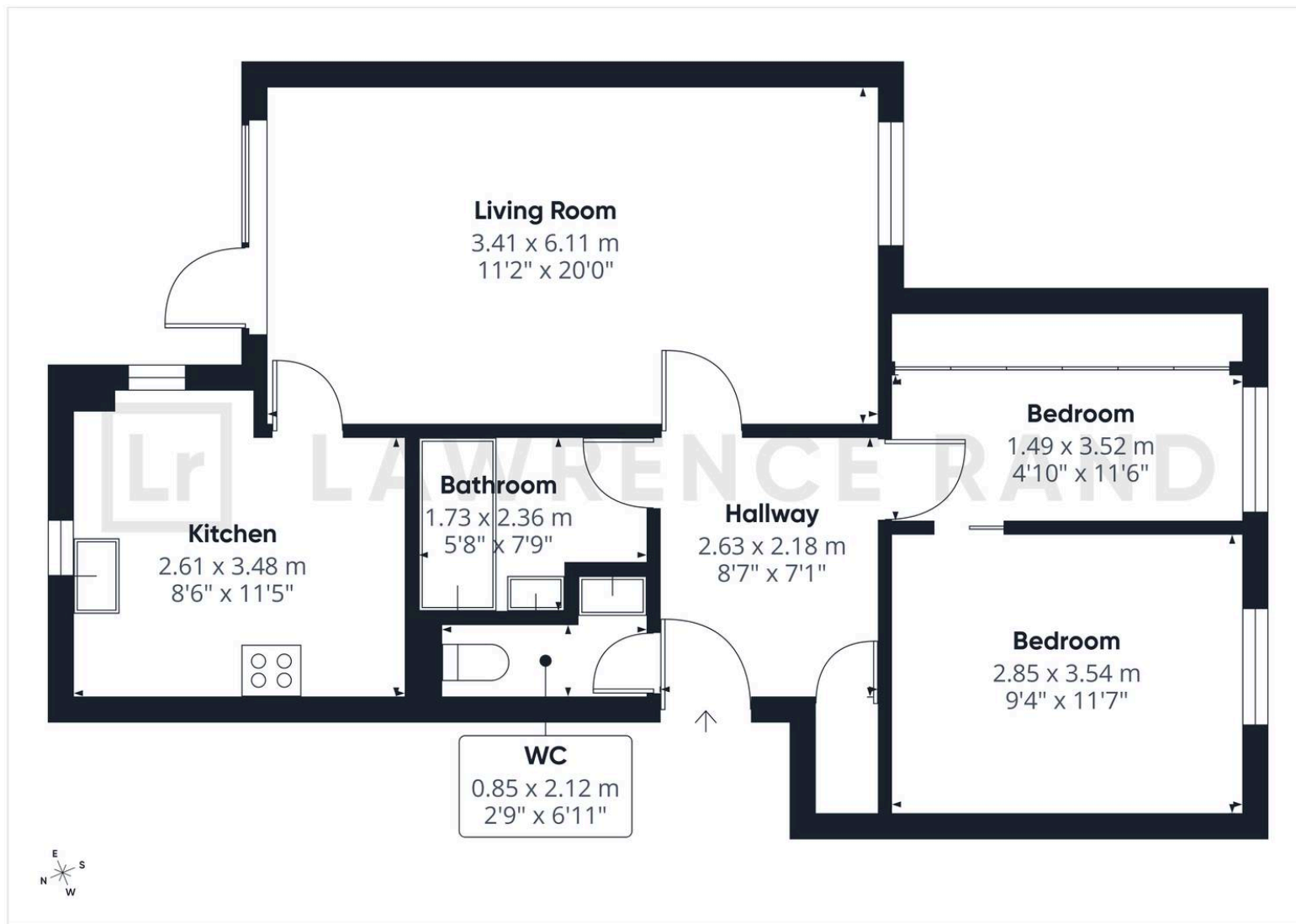
Heating: Gas central heating

### Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -  
Excellent, Three - Excellent, EE - Excellent





## Lawrence Rand

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