

# Walsham Court

Ickenham • Middlesex • UB10 8FZ  
Guide Price: £410,000



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A beautifully presented contemporary two-bedroom, two-bathroom apartment set within a highly sought-after modern development, just moments from West Ruislip Tube Station. This spacious home offers a welcoming entrance hallway leading to two generous bedrooms, including a principal bedroom with a stylish en-suite. The heart of the apartment is the impressive open-plan kitchen, dining and living area, thoughtfully designed for modern living and opening directly onto a private balcony. Further benefits include a sleek main bathroom and a large storage cupboard, combining comfort, functionality and refined design throughout.

Two bedroom apartment

Two bathrooms

Modern interior throughout

Balcony

Lift access

Fitted kitchen

Secure underground parking

Moments from West Ruislip station

Close to local amenities

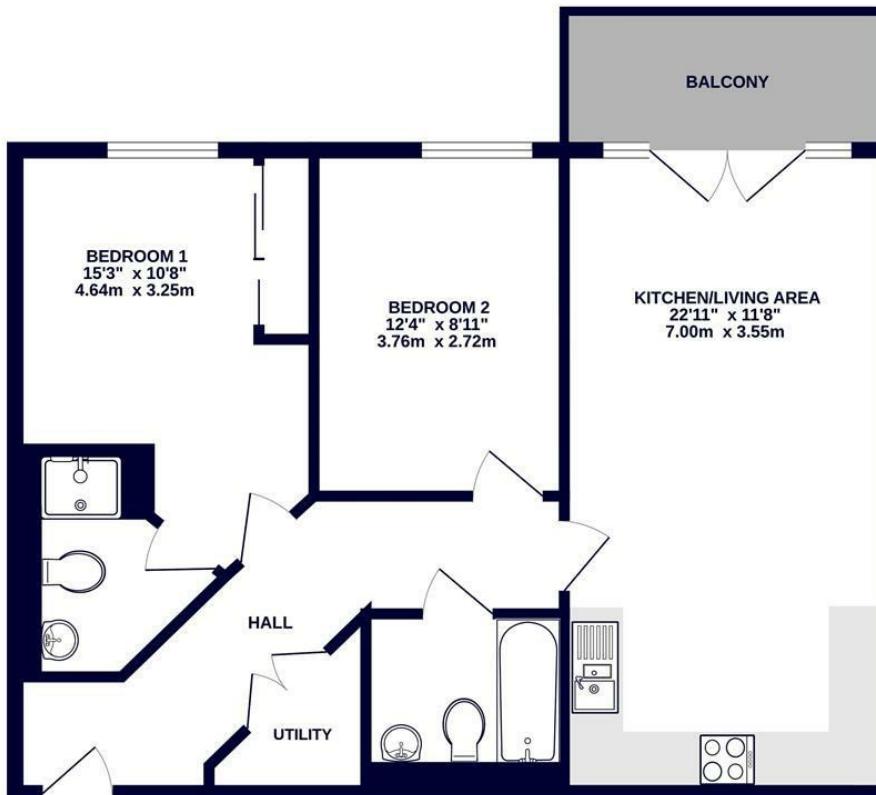
Easy Access to A40/M40/M25

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.





4TH FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



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TOTAL FLOOR AREA: 698 sq.ft. (64.8 sq.m.) approx.  
Whilst every attempt is made to ensure the accuracy of the floor plan, 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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CoopersResidential.co.uk

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2009 A+	A
2009 B	B
2009 C	C
2009 D	D
2009 E	E
2009 F	F
2009 G	G
All energy efficient - higher running costs	
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.