



**Lysander House, Josiah Drive, Ickenham, UB10 8FB**  
In Excess of £250,000 | Leasehold

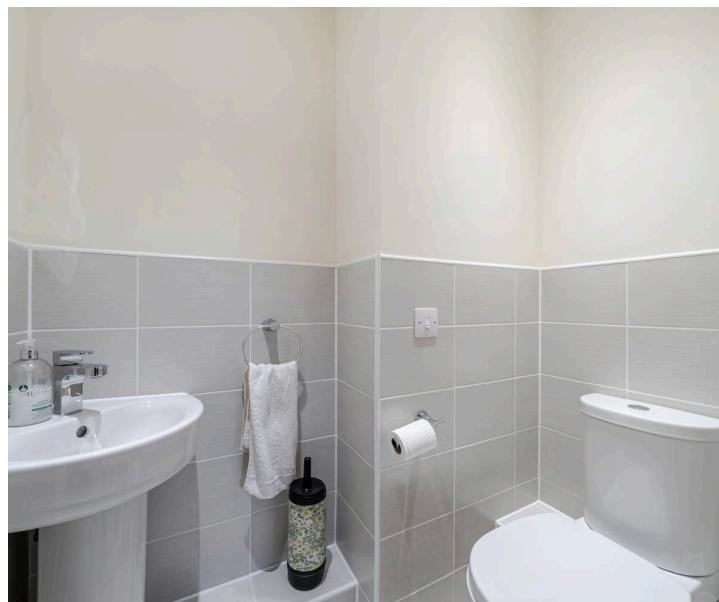
**Lr** **LAWRENCE RAND**



## Key Features & Description:

- Two-bedroom first floor retirement apartment in a sought after development
- Designed for the over 70s with 24/7 on-site care and support
- Light-filled reception room with access to a private balcony
- Superb communal facilities lounge, hobby room, library, and hair salon
- On site restaurant with table service dining and cooked meals
- Guest suite available for visiting family and friends

Rarely available two bedroom first floor retirement apartment for the over-70s. Lysander House operates a Retirement Living Plus scheme, with on site care staff available 24/7, non-resident management staff, and a Careline alarm service. Residents of Lysander House benefit from a range of facilities, including video door entry, table-service dining with a choice of cooked meals, a club lounge, a relaxing reading room, and a wellbeing suite with hairdressing and treatment stations. There are also well maintained communal gardens, a laundry room with easy load washing machines, and a guest suite for visiting friends and family. The apartment is well presented throughout, featuring a welcoming entrance hallway with a large walk in storage cupboard. The light filled reception room opens to a stylish fitted kitchen, complete with a range of eye and base level units and integrated appliances. The master bedroom includes a fitted cupboard, while a second good-sized bedroom, a modern shower room and guest W.C complete the accommodation. **Presented with care by Lawrence Rand - helping you find the place you'll love to call home.**



#### **Location:**

Lysander House is conveniently located within close proximity to both Ruislip High Street and Ickenham Village, where a wide variety of shops, restaurants, and coffee bars can be enjoyed. For commuters, Ickenham Station provides access to the Metropolitan and Piccadilly lines, while West Ruislip Station offers the Central line and Chiltern Rail services. Local bus routes also provide links to neighbouring areas.

#### **Verified Information:**

Council tax band: E, Years remaining: 990 Years, Energy Performance rating: B, Ground rent: £510 per annum, Service Charge: £14,743.33 to include

Cleaning of communal windows, Water rates for communal areas and individual apartments, Electricity, heating, lighting, and power to communal areas, 24-hour emergency call system, Upkeep of gardens and landscaped grounds, Repairs and maintenance of both interior and exterior communal areas, Contributions to the contingency fund, including internal and external redecoration, Buildings insurance

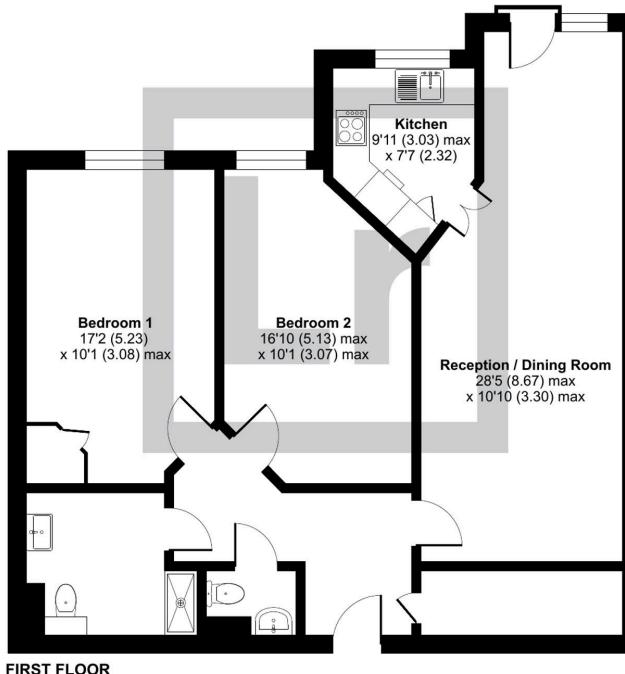
Please note: The service charge does not include personal external costs such as Council Tax, personal electricity usage, or TV licensing. However, it does include the cost of the on-site Estates Manager and one hour of domestic assistance per week.

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains, Heating: Underfloor heating

Broadband: FTTP (Fibre to the Premises)

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

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Lawrence Rand. REF: 1382012

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