LAKIN & CO

2 Bedroom Maisonette - Upper | 1 Bathroom | 1 Reception

Gilmore Close, Ickenham UB10 8DX

Guide Price £380,000









- Two Bedrooms
- Long Lease
- Enclosed Private Front Garden
- Walking Distance Of Ickenham Village
- Gas Central Heating
- First Floor
- Garage In Block
- Quiet Cul-De-Sac
- Double Glazing
- EPC Rating C

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
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A spacious two bedroom first floor maisonette situated on a quiet cul-de-sac within walking distance of Ickenham Village.

This property briefly comprises: welcoming entrance hallway via own front door, large reception/dining room, stylish modern fitted kitchen with wall & base units, two well proportioned bedrooms the second having a built in storage cupboard and a modern white suite family bathroom. There is also access to a spacious loft, via ladder which provides excellent storage space. To the front of the property there is private garden which is ideal for the summer months, access to garage in block which is great for additional storage and on street residents parking.

Gilmore Close is a quiet cul-de-sac close to all amenities, within the catchment area of two outstanding schools (Breakspear school) primary school and (Vyners) secondary school, Swakeleys park and tennis courts. Excellent train links are also close by Ickenham station (Metropolitan/Piccadilly lines) Central Line and mainlines at West Ruislip, is also within close proximity. For the motorist the A40/M40/M25 junctions are just a short drive away providing access into Central London and the Home Counties.

Price: £380,000
Tenure Leasehold: 131 years remaining approx.
Service Charge: NIL
Ground Rent: £45.00 per annum
Local Authority: Hillingdon Council
Council Tax Band: D

Broadband type: Up to Ultrafast 1800 Mbps d/l 220 Mbps u/l

Mobile Coverage:
Provider
EE| Good outdoor
Three| Good outdoor and variable in home
O2| Good outdoor and variable in home
Vodafone| Good outdoor and variable in home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at https://checker.ofcom.org.uk







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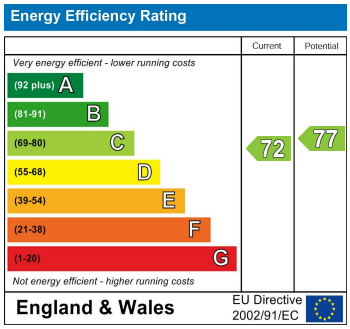


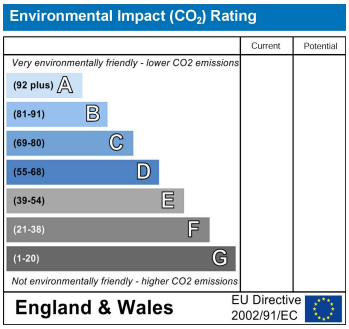












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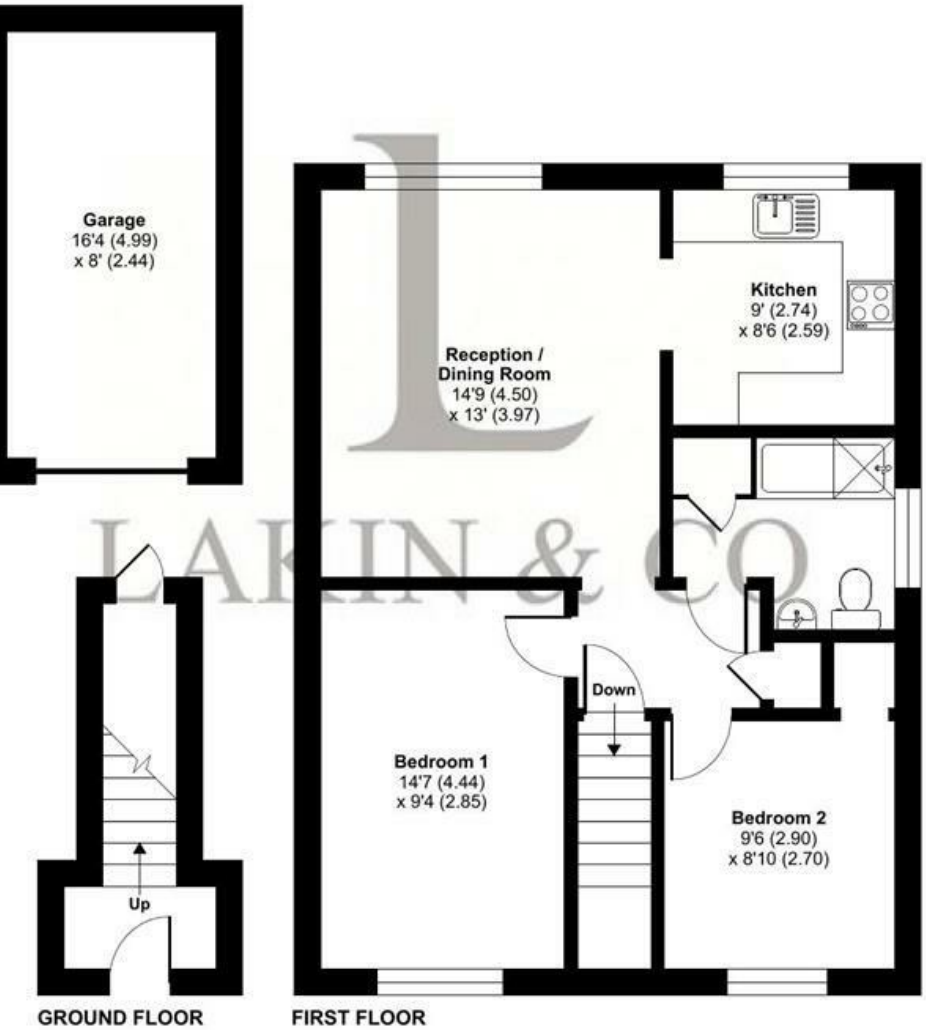
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Gilmore Close, Ickenham, Uxbridge, UB10

Approximate Area = 705 sq ft / 65.4 sq m
Garage = 130 sq ft / 12 sq m
Total = 835 sq ft / 77.5 sq m
For identification only - Not to scale



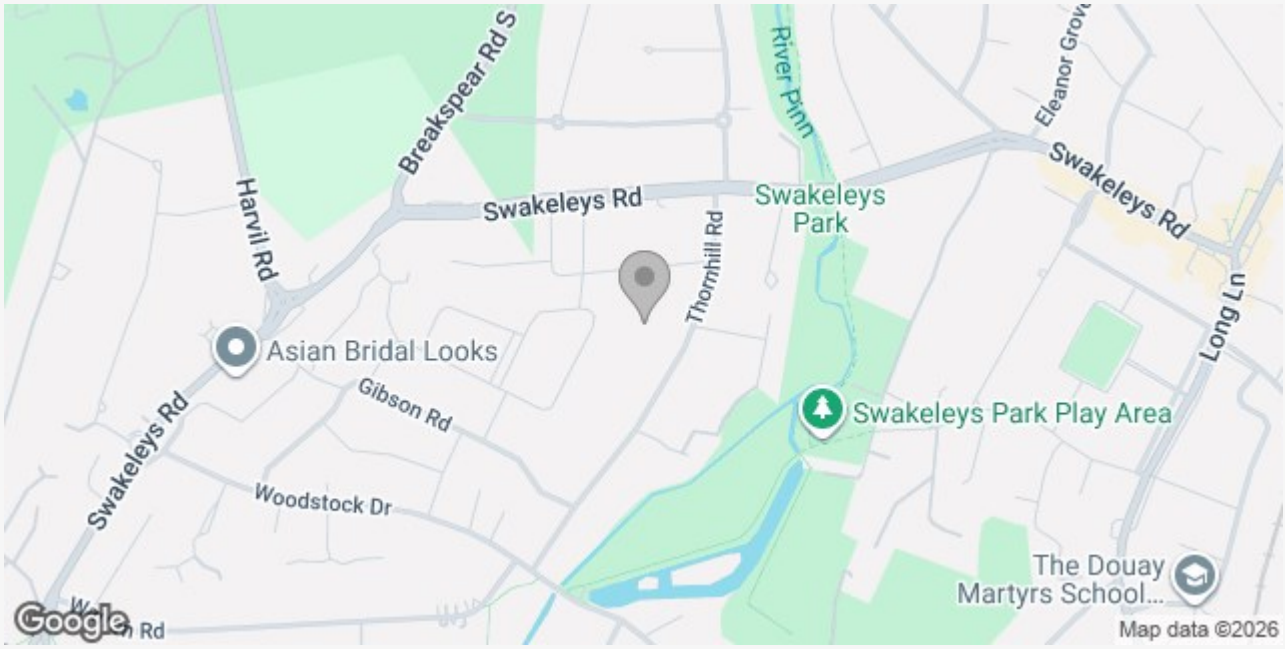
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lakin & Co. REF: 1496112

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas,measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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rightmove Zoopla.co.uk PrimeLocation.com homes24.co.uk Homes & Property

LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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