



Perkins Gardens, Uxbridge, UB10 8FZ
£400,000





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- Moments From West Ruislip Station
- Ensuite To Master Bedroom
- Located In The Heart Of Ickenham
- Security Entry System
- Recently Refurbished, Immaculately Presented Throughout
- Two Bedroom Apartment
- Balcony
- Allocated Underground Parking
- Short Drive to A40/M25/M4
- Lift To All Floors

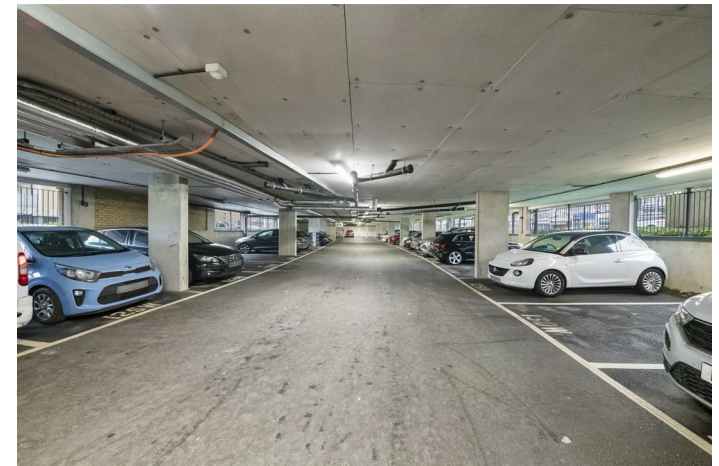
Description

A well-presented two-bedroom apartment situated on the second floor, offering a spacious open-plan reception, dining and kitchen area, two well-proportioned bedrooms and a family bathroom.

The master bedroom benefits from an en-suite while the open-plan living space provides direct access to a balcony.

Situation

Walsham Court is situated within the well-established development in the desirable area of Ickenham. The location offers a pleasant residential setting with convenient access to local amenities and transport links. Ickenham Underground Station is close by, providing services on the Metropolitan and Piccadilly Lines, while road users benefit from straightforward access to the A40, M40, M25 and M4. The area is well served by a range of local primary and secondary schools, including Ickenham High School, Vyners School and Breakspear Primary School.



Walsham Court, UB10
Approximate Area = 731 sq ft / 67.9 sq m
For identification only - Not to scale

Second Floor

Bedroom
4.66 max x 3.13 max
15'3 x 10'3

Bedroom
3.76 max x 2.55 max
12'4 x 8'4

Balcony
4.04 x 1.64
13'3 x 5'5

Reception /
Dining Room / Kitchen
7.27 max x 3.52 max
23'10 x 11'7

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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A map of the Ickenham Cricket Club area. A green pin marks the club's location. A green icon with a tree and the text 'Ickenham Cricket Club access (hillingdon trail)...' is shown. A red and white circular icon with a train and the text 'West Ruislip' is shown. Roads labeled include 'High Rd', 'Ickenham Rd', 'Aylsham Dr', and 'Heacham Ave'. The map is credited to Google and has data from 2026.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
		79	79

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			

England & Wales		EU Directive 2002/91/EC	

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