

Walsham Court, Perkins Gardens

Ickenham • Middlesex • UB10 8FZ

Guide Price: £400,000



coopers
est 1986

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A beautifully presented and contemporary two-bedroom, two-bathroom apartment, set within a highly sought-after modern development just moments from West Ruislip Tube Station. This spacious and well-designed home offers a welcoming entrance hallway leading to two generous double bedrooms, including a principal bedroom with a stylish en-suite. The heart of the property is the impressive, open-plan kitchen, dining, and living area thoughtfully arranged to create a bright and sociable space with direct access to a private balcony. Further benefits include a sleek family bathroom and a large storage cupboard, ensuring the perfect balance of comfort, practicality, and modern living.

Two bedroom apartment

Two bathrooms

Balcony

Modern interior throughout

Fitted kitchen

Lift access

Allocated parking

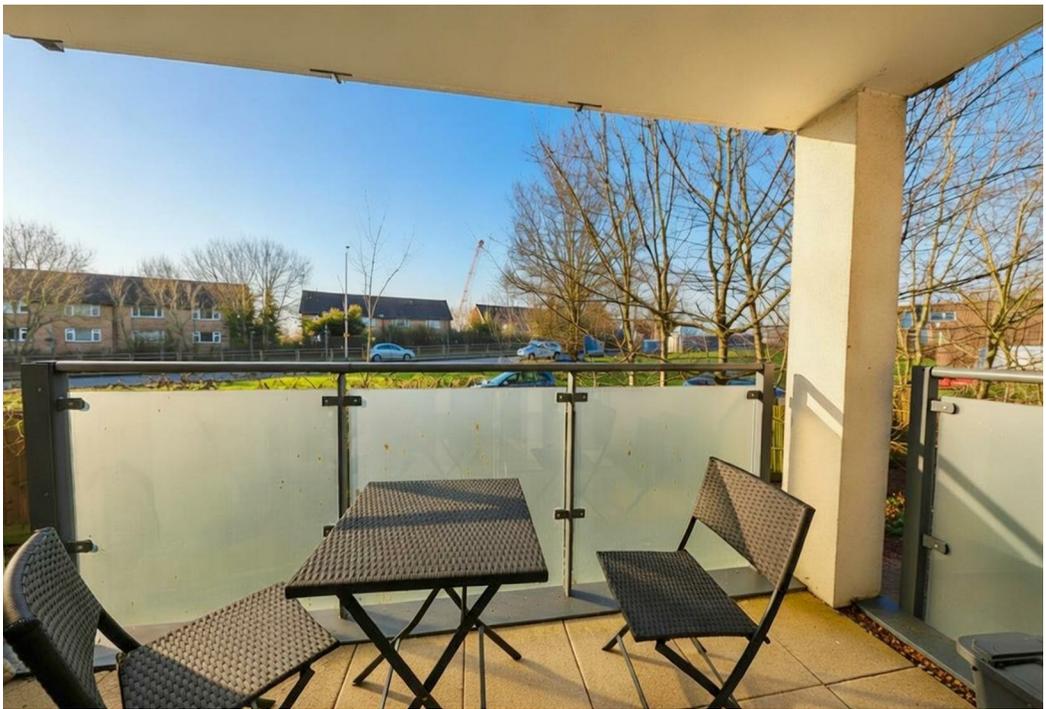
Chain free

Minutes from West Ruislip station

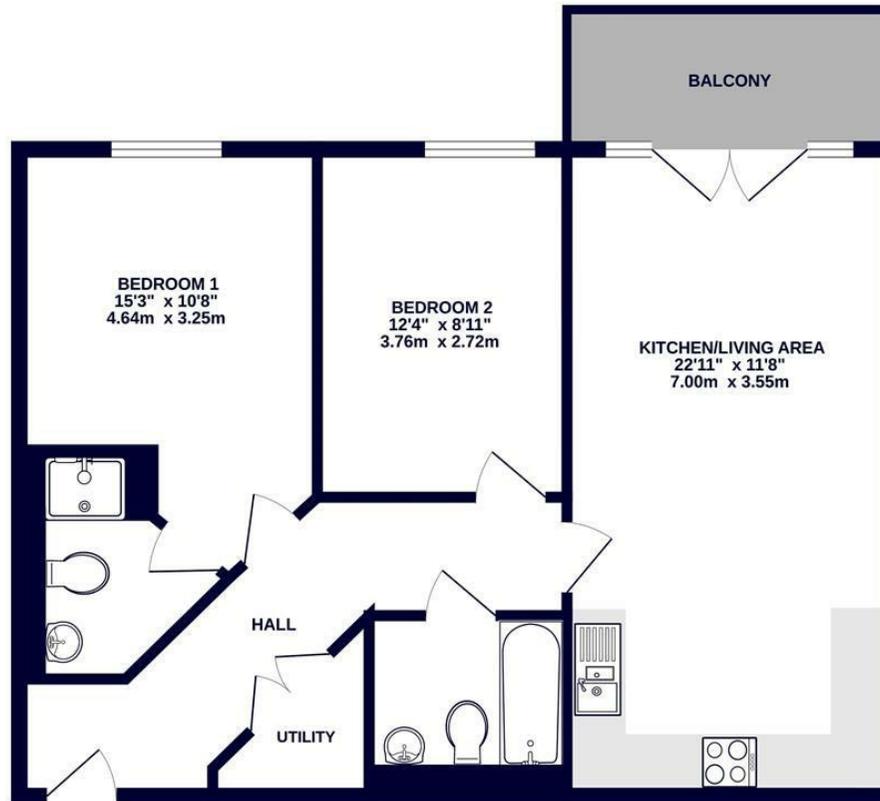
Easy Access to A40/M40/M25

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.





1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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| Energy Efficiency Rating | | Current | Target |
|---|---------------------------|--------------------------|--------|
| How energy efficient? - lower savings costs | | | |
| Very energy efficient - A | Very energy efficient - G | 82 | 82 |
| Energy efficient - B | Energy efficient - F | | |
| Energy efficient - C | Energy efficient - E | | |
| Energy efficient - D | Energy efficient - D | | |
| Energy efficient - E | Energy efficient - E | | |
| Energy efficient - F | Energy efficient - F | | |
| Energy efficient - G | Energy efficient - G | | |
| Not energy efficient - higher savings costs | | | |
| England & Wales | | EPC 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.