



- Penthouse Apartment
- THREE Bathrooms
- Underfloor Heating
- TWO Parking Spaces
- Lift Access

- Ickenham Village
- Freehold Available
- Covered Balcony
- Private Rear Garden
- EPC Rating B

A rare opportunity to acquire this stunning FOUR-bedroom, THREE-bathroom penthouse apartment, situated within an exclusive gated development in the heart of Ickenham. Occupying the entire top floor and accessed directly via a private lift, this exceptional home offers luxurious living with bespoke interiors, underfloor heating throughout and high-specification finishes.

The spacious accommodation comprises a welcoming entrance hall with a striking skylight, an impressive living/dining room with access to a private balcony overlooking the beautifully maintained communal gardens, and a contemporary Schüller fitted kitchen featuring Siemens integrated appliances, a large central island and ambient lighting. There are four generous double bedrooms, complemented by three stylish bath/shower rooms finished with Carrara marble and Swarovski detailing, including two en-suite facilities.

Externally, residents enjoy beautifully landscaped communal gardens, while the penthouse boasts its own private rear garden. Further benefits include; two allocated parking spaces and an option to purchase the freehold.

Ideally positioned in the centre of Ickenham, the property is within walking distance of local shops, cafés and restaurants, as well as Ickenham Underground Station providing Metropolitan and Piccadilly Line services. Excellent local schools, nearby Swakeleys Park and convenient access to the A40, M40 and M25 make this an outstanding home for families and commuters.

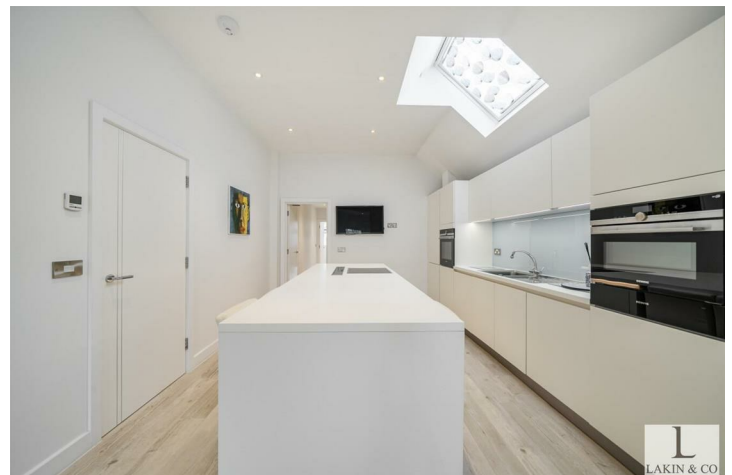
Tenure: Leasehold 995 years remaining  
Local Authority: Hillingdon  
Council Tax Band: F  
Ground Rent: £NIL  
Service Charge: £3,800 p.a,  
Service Charge Renewal: 1st January 2027

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

Mobile Coverage:  
EE- Good outdoor & in home  
O2- Good outdoor, variable in-home  
Three- Good outdoor, variable in-home

Vodafone- Good outdoor, variable in-home

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer









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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>	<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Long Lane, Ickenham, Uxbridge, UB10**

Approximate Area = 2008 sq ft / 171.9 sq m (excludes lift & stairway & store)

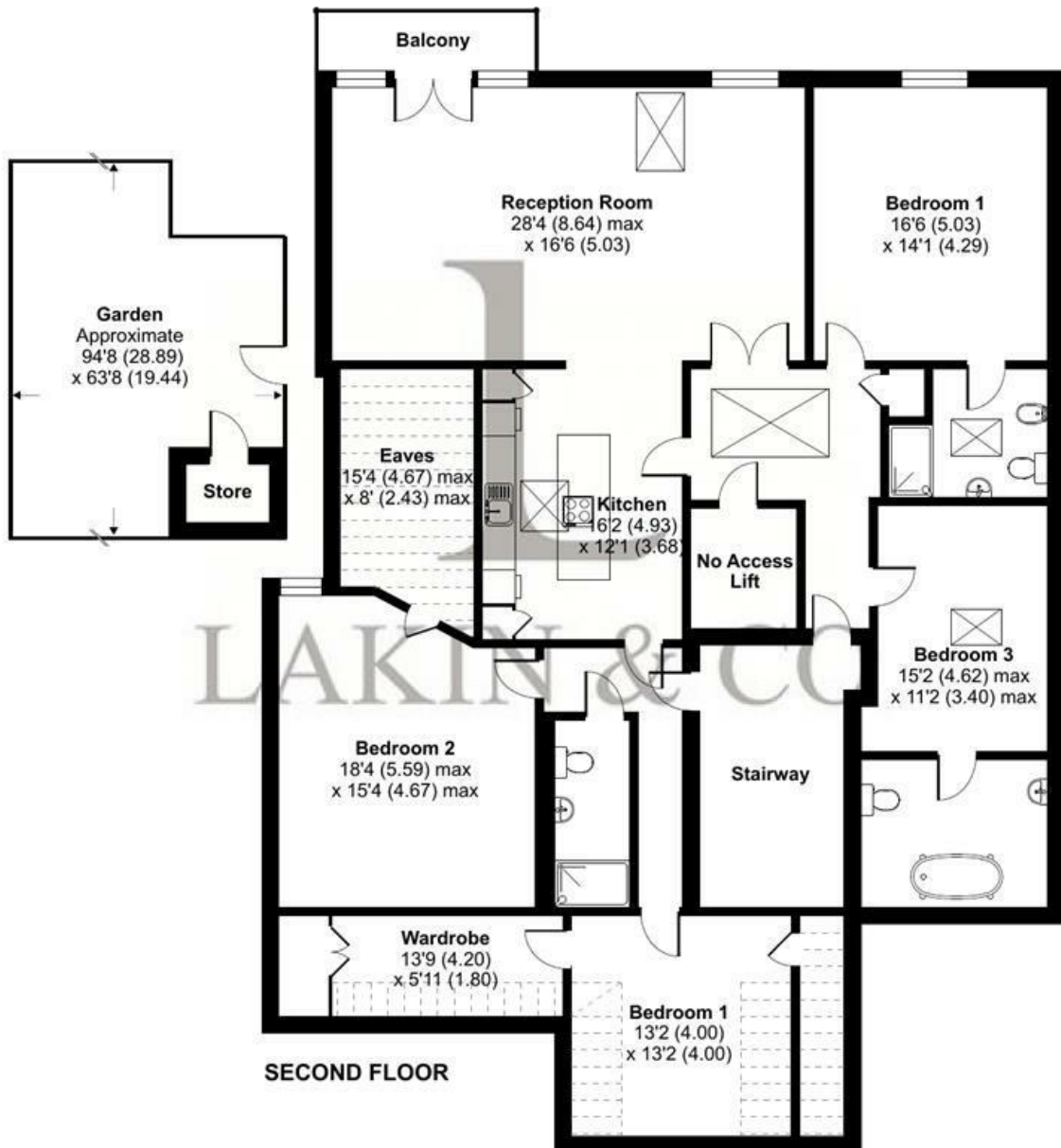
Limited Use Area(s) = 236 sq ft / 21.9 sq m

Total = 2244 sq ft / 208.4 sq m

For identification only - Not to scale

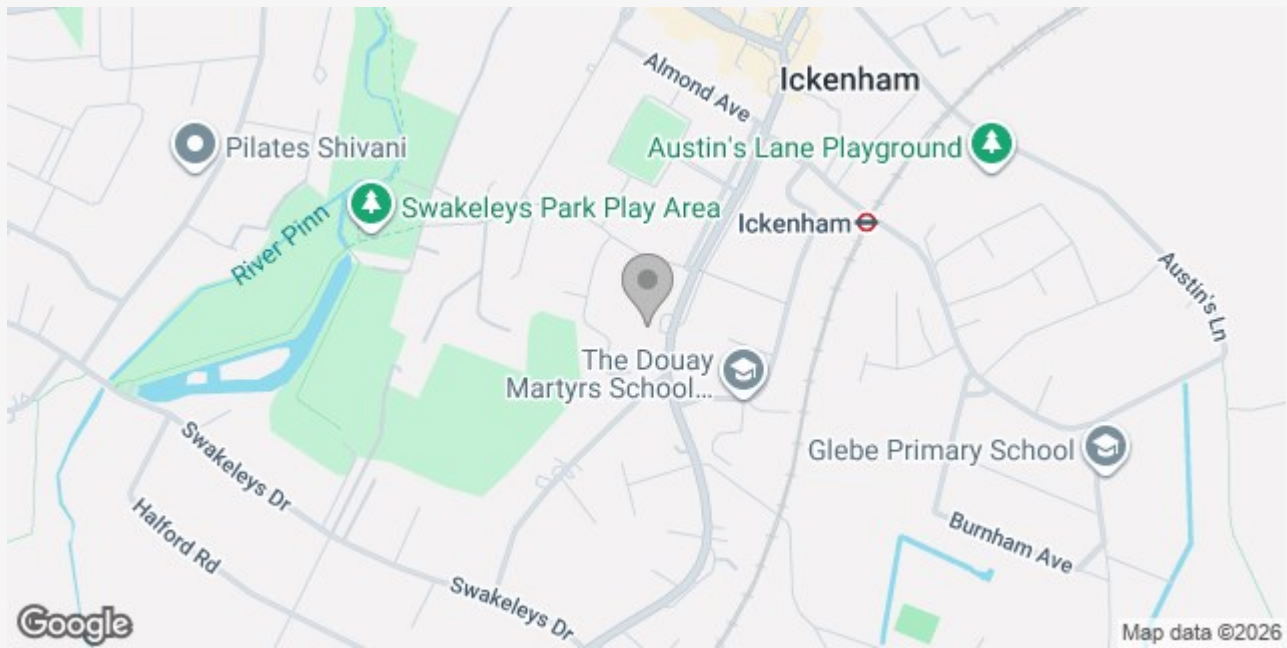


Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lakin & Co. REF: 1480719

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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