



- 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

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>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	77
England & Wales		
EU Directive 2002/91/EC		

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

Gilmore Close, Ickenham, Uxbridge, UB10



Approximate Area = 705 sq ft / 65.4 sq m

Garage = 130 sq ft / 12 sq m

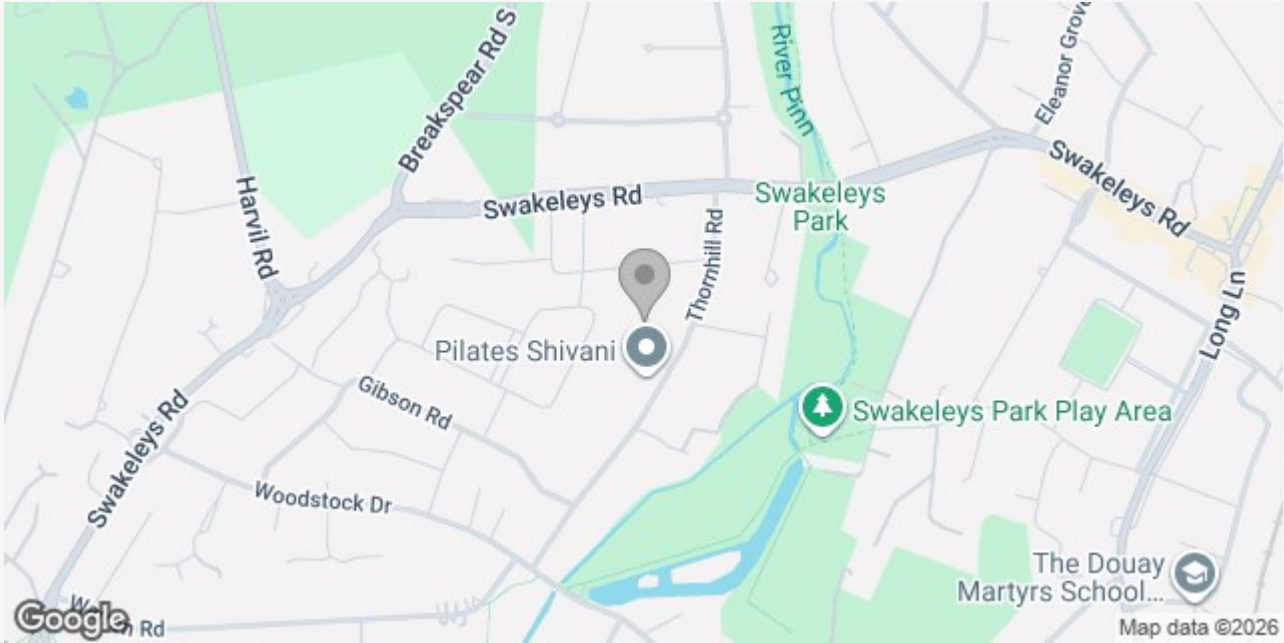
Total = 835 sq ft / 77.5 sq m

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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