



- TWO Bedroom Apartment
- Close To Tube Stations
- Private Balcony
- Long Lease
- No Onward Chain

- Ensuite To Main Bedroom
- Open Plan Kitchen
- Lift Access
- Allocated Parking Space
- EPC Rating B

Set within a sought-after development and just a short walk from local amenities and excellent transport links, this stylish two-bedroom second floor apartment presents an ideal opportunity for first-time buyers or investors with no onward chain. The property is further enhanced by a private balcony, beautifully maintained communal gardens and an allocated parking space.

The modern accommodation features a welcoming entrance hall with a handy storage cupboard, a bright and spacious open-plan kitchen/reception room with a sleek modern kitchen and integrated appliances, opening onto a private balcony. The main bedroom benefits from; an ensuite shower room and fitted wardrobes, complemented by a second double bedroom and a family bathroom.

Perkins Gardens is conveniently located just off Ickenham High Road, within easy reach of both Ickenham and Ruislip High Streets, offering a variety of shops, cafes, and transport connections. For commuters, West Ruislip Station is only moments away, providing access to the Chiltern and Central lines, while nearby Ickenham and Ruislip Stations also offer the Metropolitan and Piccadilly lines.

Viewings are strictly by appointment.

Price: Guide Price £375,000

Tenure: Leasehold

Lease: 125 years commencing on 1 January 2016

Years Remaining: 116 Approx

Service Charge & Insurance: £1,886 Per Annum

Service Charge Review: Annually

Ground Rent £250.00

Ground Rent Review: Reviewed every 5 years

Local Authority: Hillingdon

Council Tax Band: D

Broadband type: Up to Ultrafast 1800 Mbps d/l 900 Mbps u/l

Mobile Coverage:

EE| Good outdoor and in-home

Three| Good outdoor and in-home

O2| Variable outdoor

Vodafone| Good outdoor and 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>







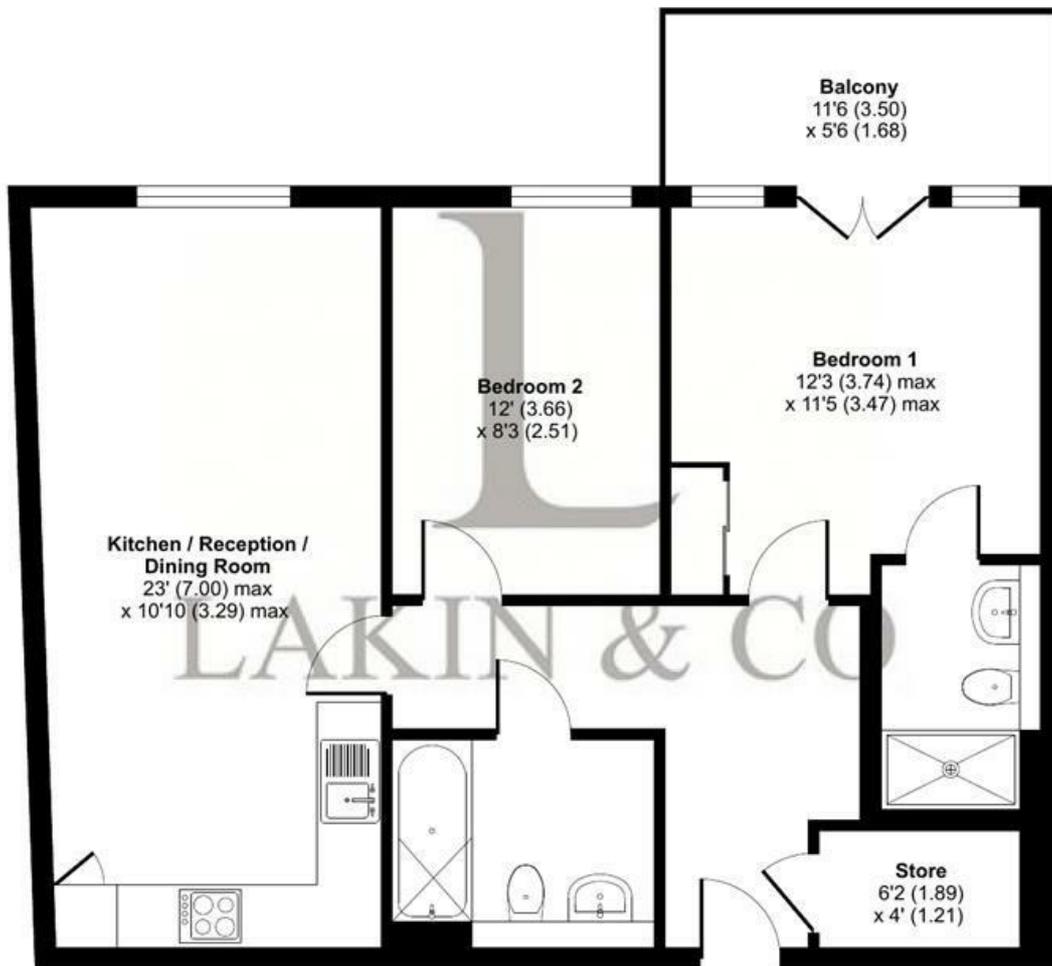
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		84	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Walsham Court, Perkins Gardens, Ickenham, Uxbridge, UB10**

Approximate Area = 703 sq ft / 65.3 sq m

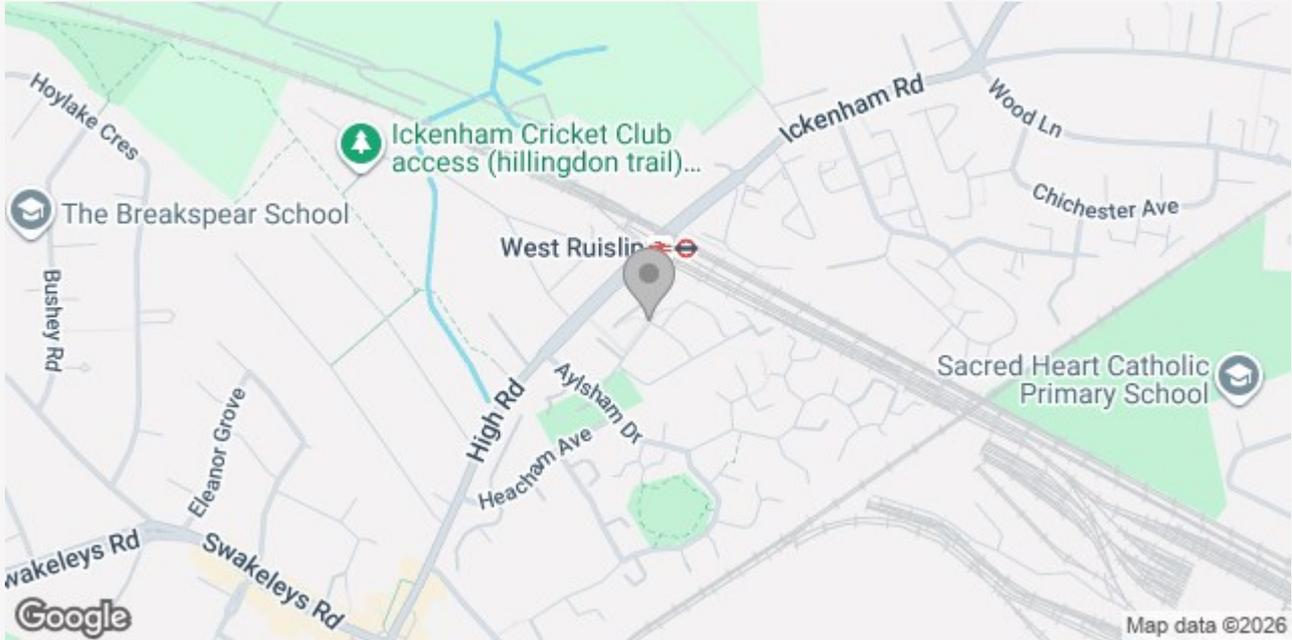
For identification only - Not to scale



**SECOND FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1332498

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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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.