



- TWO Double Bedrooms
- Gated Parking
- Luxury Apartment
- Double Glazing Throughout
- Lift Access

- TWO Bathrooms
- Ickenham Village Location
- Modern Fitted Kitchen
- Gas Central Heating
- EPC Rating B

A luxurious executive first floor apartment set in a prestigious development, comprising; TWO double bedrooms TWO bathrooms and located in the heart of Ickenham Village.

Providing excellent transport links and having the choice of two tube stations, West Ruislip (Central Line) and Ickenham Tube Station (Metropolitan & Piccadilly Lines). Also within close proximity of A40/M40/M25 motorway junctions, Uxbridge town centre, local shops, supermarkets bars and restaurants.

Superbly designed for modern living, the property proudly comprises; large entrance hall, bright and spacious lounge, high quality separate kitchen / diner with modern fitted units and granite worktops, featuring integrated appliances including; washer / dryer, dishwasher and fridge freezer. Modern family tiled main bathroom with shower, two large double bedrooms, master bedroom with fitted wardrobe cupboards and en-suite shower room, and generous sized second bedroom.

Price - £455,000
Tenure - Leasehold
Years remaining - 112 years
Service Charge - £282 PCM approx reviewed in November 2025
Ground Rent - £250 PA reviewed in January 2024
Estate Fee - £123.00 paid twice a year
Local Authority - Hillingdon Council
Council Tax Band - E

Internet Speed: Download - (up to) Super Fast 75 Mbps
Upload - (up to) 20 Mbps

Mobile Coverage (Indoor):
Voice
EE - Limited
Three - Limited
O2 - Limited
Vodafone - Likely

Data
EE - Limited
Three - Limited
O2 - Limited

Vodafone - Likely

*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>

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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		
	82	82
England & Wales	EU Directive 2002/91/EC	

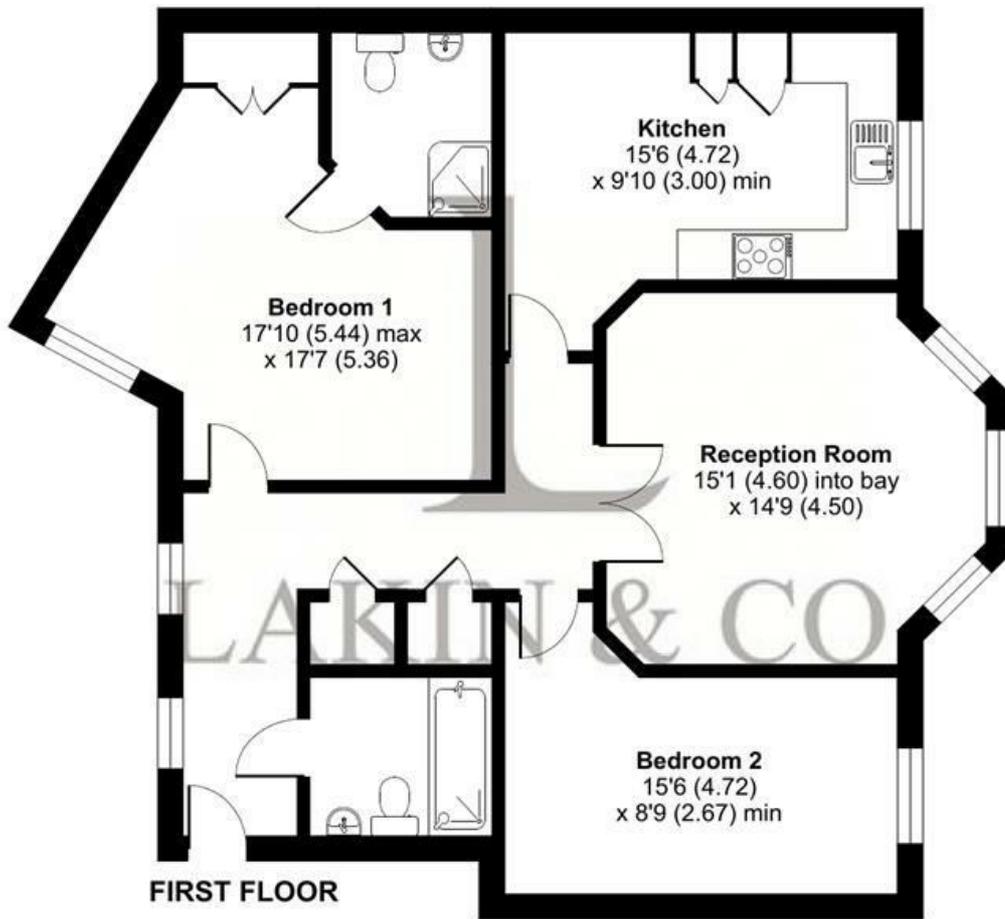
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Heacham Avenue, Ickenham, Uxbridge, UB10

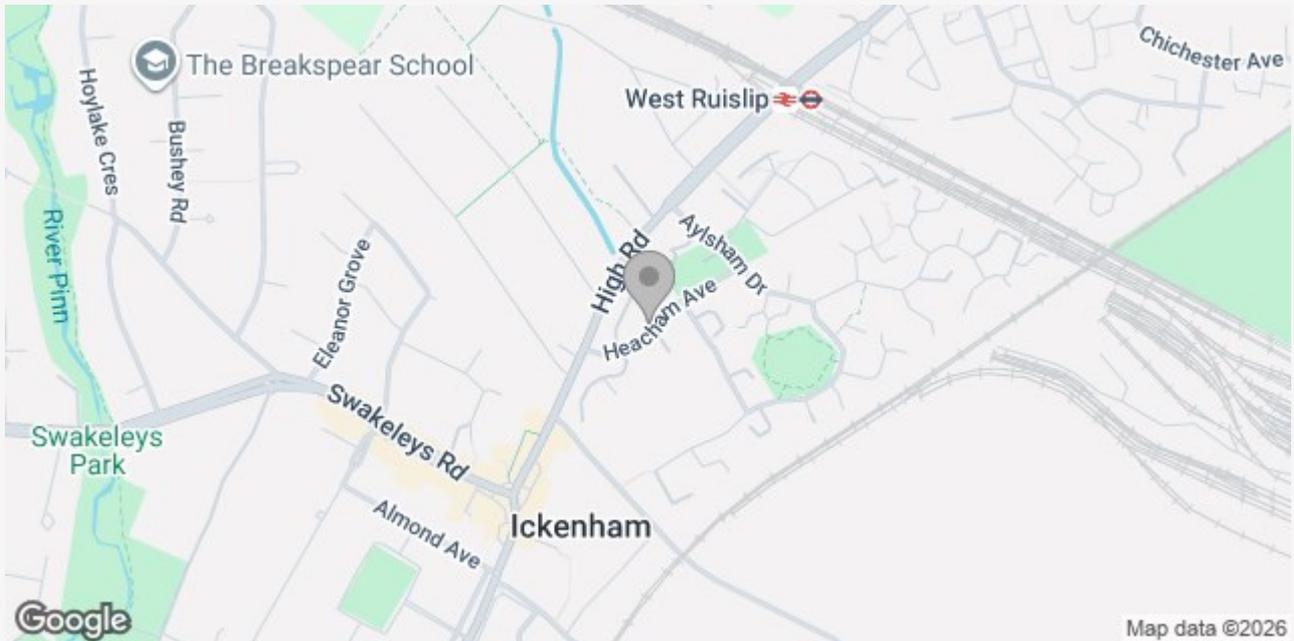
Approximate Area = 1002 sq ft / 93.1 sq m

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 2024. Produced for Lakin & Co. REF: 1214175

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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