



- One Bedroom
- Over 70s
- Lift Access
- Ickenham Village Location
- Estate Manager with 24/7 staffing

- Retirement Property
- Third Floor
- No Upper Chain
- 24 Hour Call Emergency System
- Guest suite for family or friends

A well-appointed one-bedroom third floor retirement apartment in Lysander House. Located in the heart of Ickenham, this beautifully maintained property being sold with no onward chain, is set on an exclusive development for the over-70s by award-winning developers McCarthy & Stone.

Thoughtfully designed for comfortable and secure retirement living, the property features a spacious entrance hallway with a built-in storage cupboard, a bright and airy 27ft living room, a separate contemporary fitted kitchen with integrated appliances, a generous double bedroom with built in wardrobes and a stylish modern shower room.

Lysander House offers exceptional retirement facilities including beautifully landscaped communal gardens, a guest suite for visiting friends and family, 24-hour emergency call system, and a mobility scooter storage area with charging points. On-site parking is available (subject to availability and additional charges).

The development benefits from an outstanding range of communal facilities, including a homeowners' lounge, restaurant offering a varied table-service lunch menu each day, laundry room, mobility scooter store, library, hairdressing salon, hobbies room, and attractive communal gardens with a terrace and seating areas.

Lease: Lease Term 999 years from 1 January 2016
 Years Remaining: 989 Approx
 Service Charge: £889.70 Per month
 Ground Rent £217.50 Per Annum
 Local Authority: Hillingdon
 Council Tax Band: D

Broadband type: Upto: Superfast 1800 Mbps d/l 220 Mbps u/l

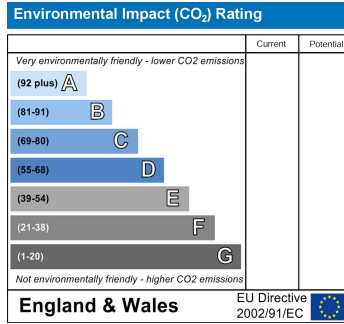
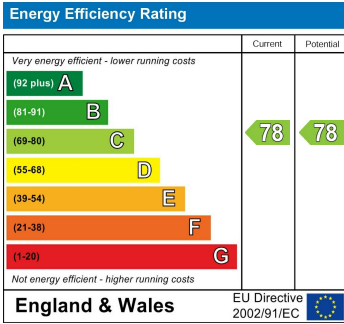
Mobile Coverage
 EE- Good outdoor and in-home
 Three- Good outdoor and in-home
 O2- Good outdoor
 Vodafone- Good outdoor and in-home

*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/>



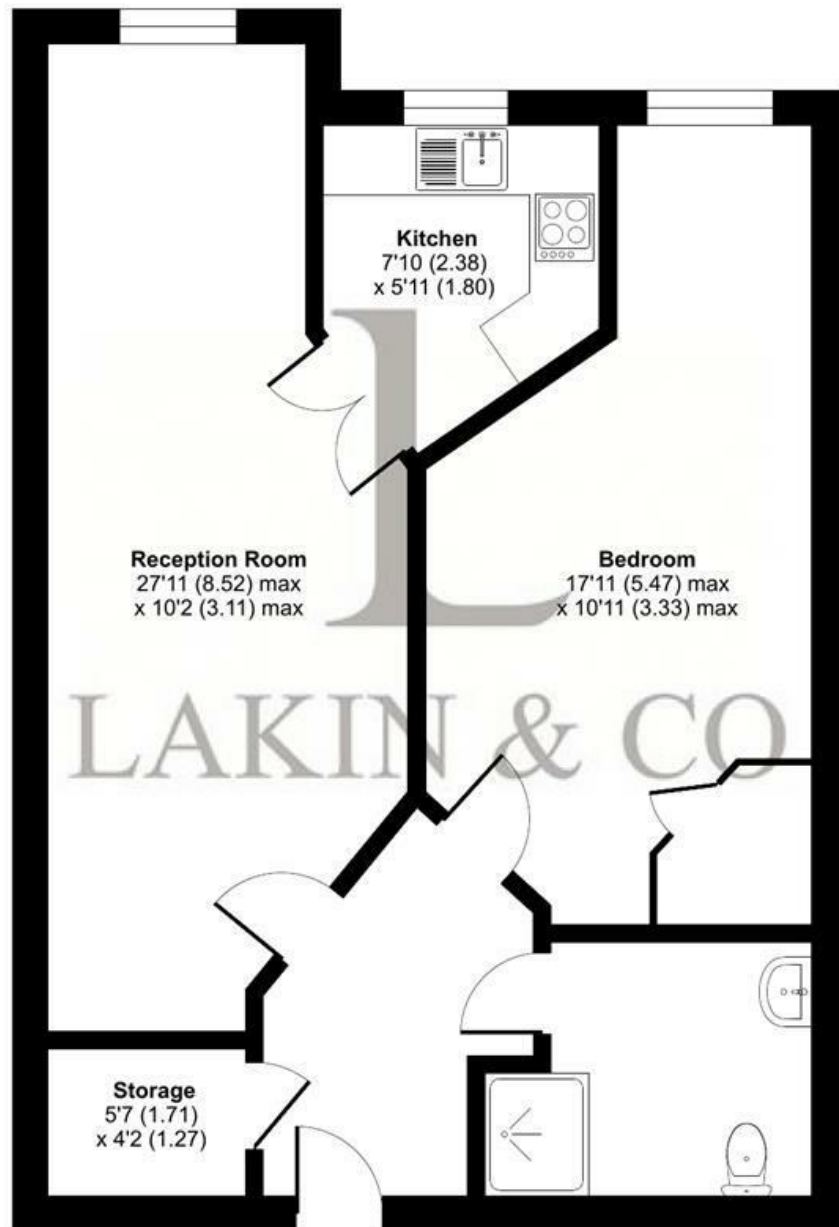




Josiah Drive, Ickenham, Uxbridge, UB10

Approximate Area = 672 sq ft / 62.4 sq m

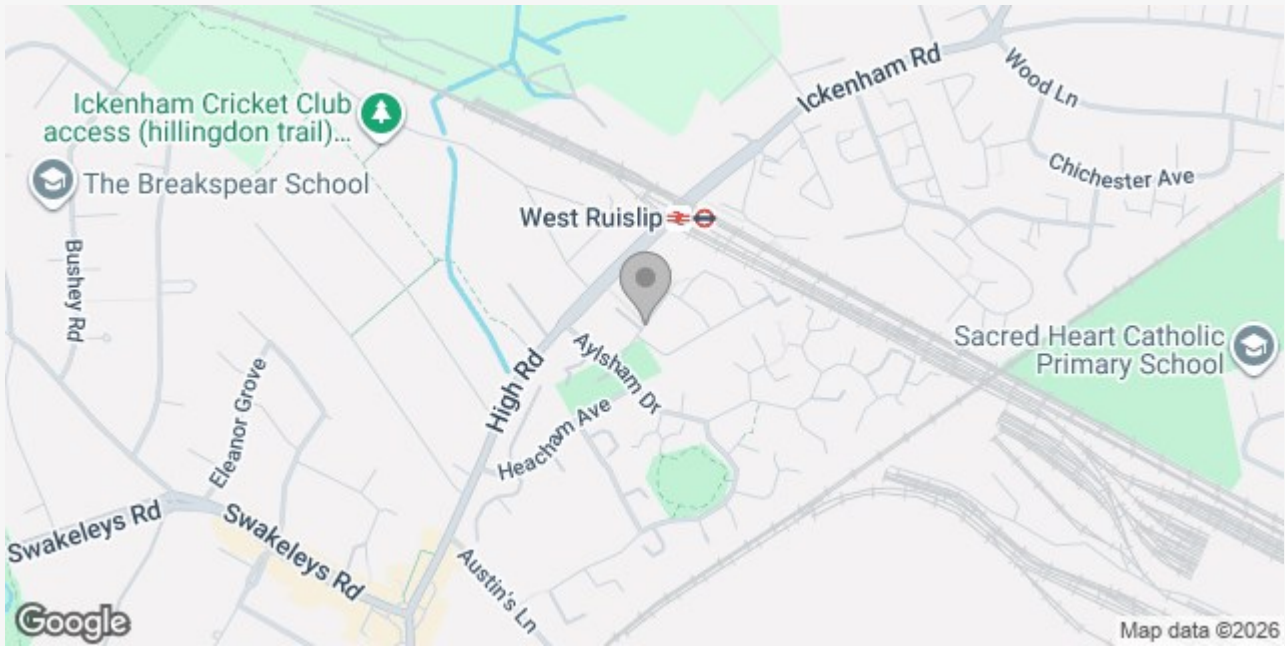
For identification only - Not to scale



THIRD FLOOR

 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:1467886.

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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