

**The Avenue, Ickenham UB10 8NT**

Guide Price £375,000



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- TWO Bedrooms
- Ickenham Village
- Gas Central Heating
- Private Terrace
- Garage

- Ground Floor
- No Chain
- Share of Freehold
- Communal Gardens
- EPC Rating C

Located on the prestigious and sought-after The Avenue, this TWO bedroom ground floor apartment overlooking Swakeleys Park is just moments from Ickenham village and is being sold with no onward chain. Ideal for anyone downsizing, first time buying or investors.

Requiring some modernisation, the apartment briefly comprises; an entrance hallway with storage cupboard, a spacious 14 ft reception room with breakfast bar, private terrace with security shutters, a separate modern fitted kitchen, main bedroom with fitted wardrobes, a second double bedroom and a tiled bathroom with a separate shower.

Further benefits include; well maintained communal gardens, gas central heating, entryphone system and the added benefit of a garage in the block. Outside the property is surrounded by well-maintained communal grounds.

The Avenue, a leafy private road is conveniently placed just moments from Ickenham village and it's local amenities offering a tranquil setting and convenient lifestyle. West Ruislip and Ickenham stations are a short walk or bus journey away offering easy access into Central London.

Viewings are strictly by appointment only.

Price: Guide Price £375,000

Tenure: Leasehold / Share of Freehold

Lease: Lease Term - 999 years from 25 December 1996

Years Remaining: 970 Approx

Service Charge & Insurance: £1,628 Per Annum

Service Charge Review: Annually - 1st January.

Ground Rent £NIL

Local Authority: Hillingdon

Council Tax Band: C

Broadband type: Up to Ultrafast 1000 Mbps d/l 100 Mbps u/l

Mobile Coverage (Indoor):

Provider| Voice | Data

EE| Limited Limited

Three| Limited Limited

O2| Limited Limited

Vodafone| Limited Limited

\*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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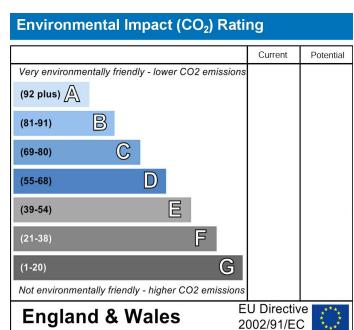
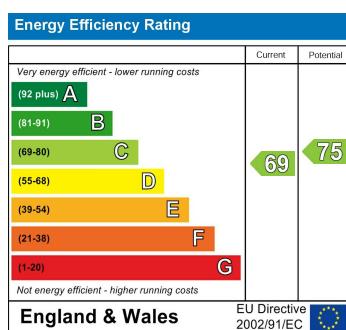
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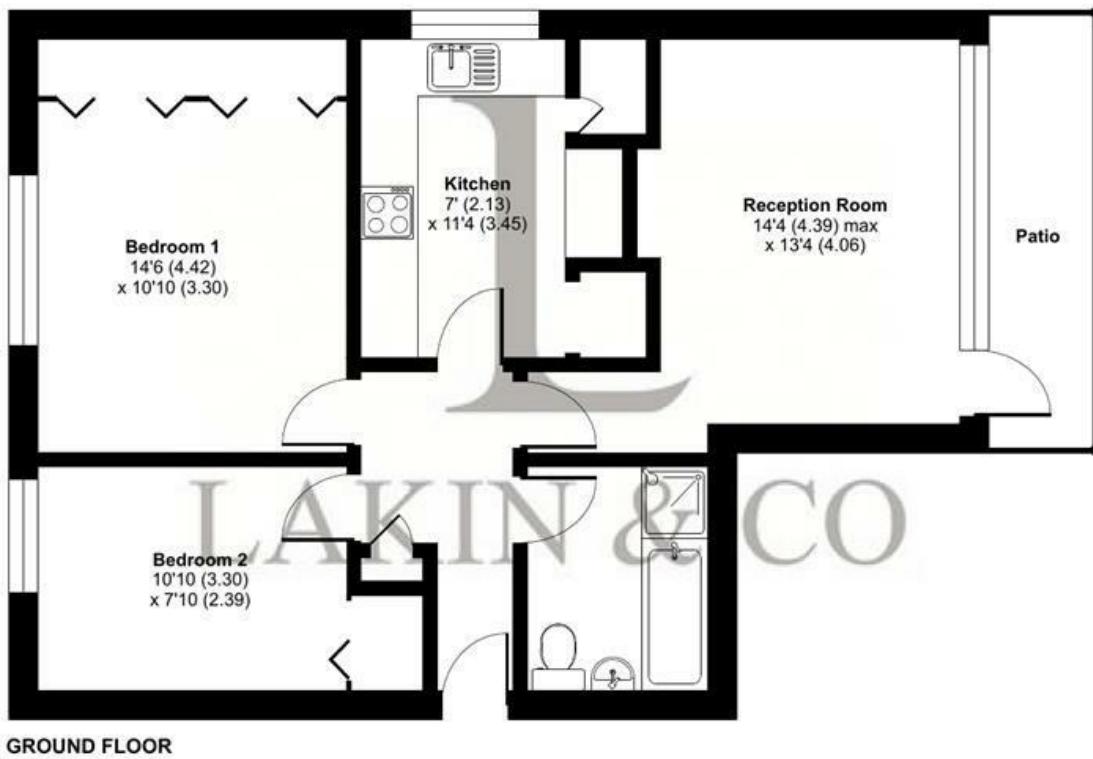
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## Bay House, The Avenue, Ickenham, Uxbridge, UB10

Approximate Area = 655 sq ft / 60.8 sq m

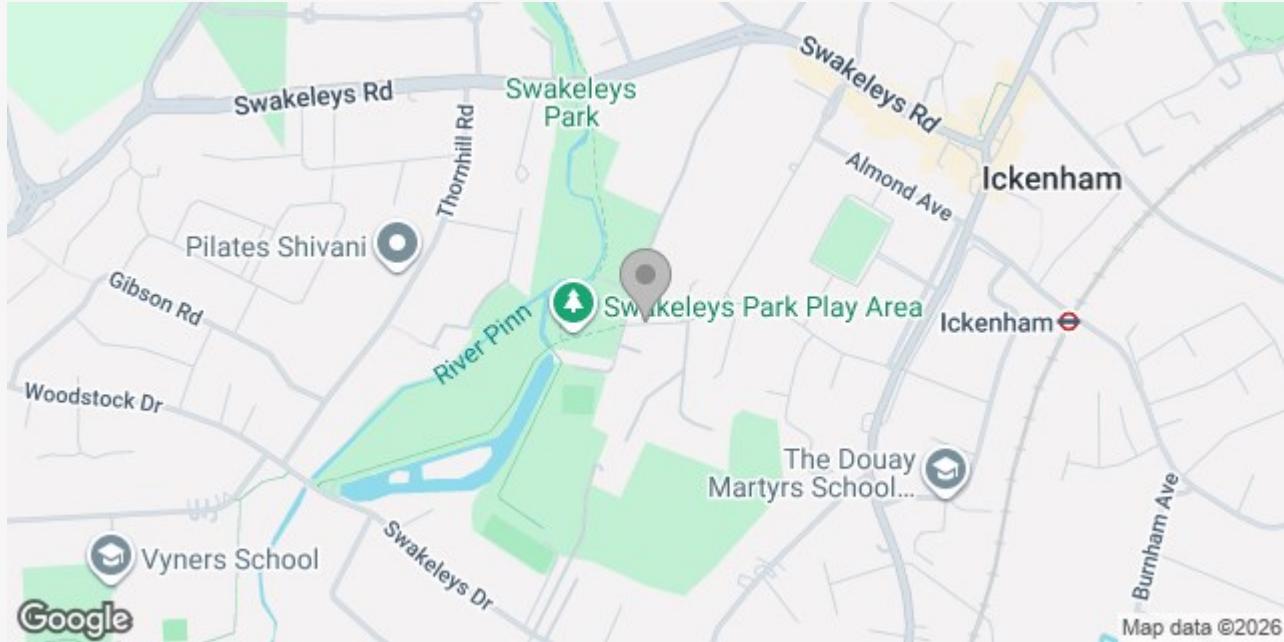
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2025.

Produced for Lakin & Co. REF: 1273261

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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Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

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.