

# Aylsham Drive

Ickenham • Middlesex • UB10 8UH

Guide Price: £175,000



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est 1986

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This stylish second-floor studio apartment is an excellent opportunity for first-time buyers looking to step onto the property ladder. Offered with no onward chain, it boasts a modern interior and the convenience of off-street parking. Ideally located in the sought-after Brackenbury Village Estate, it is just moments from West Ruislip and Ickenham's shops and transport links, including the Metropolitan, Piccadilly, Central, and Overground lines.

Studio flat

NO CHAIN

Fantastic location

Modern interior

Close to sought after schools

Walking distance to Ickenham station

Easy access to A40/M40/M25

Off street parking

Fitted kitchen

Long lease of 146 years

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Property**

The property features a spacious bedroom/living area, a sleek modern bathroom suite, and a contemporary fitted kitchen with generous worktop space.

### **Outside**

Residents benefit from a secure communal entrance, designated parking, and well-maintained communal grounds.

### **Location**

Perfectly positioned for convenience on the ever popular Brackenbury Village development in Ickenham. Just moments away are Ickenham shopping and transport facilities including West Ruislip station (Central Line / Overground connection) and Ickenham on the Piccadilly/Metropolitan line. Alternatively the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties.





### Schools:

The Douay Martyrs Secondary School 0.7 miles  
Glebe Primary School 0.6 miles  
The Breakspear School 0.7 miles



### Train:

West Ruislip Station 0.3 miles  
Ickenham Station 0.5 miles  
Hillingdon Station 1.1 miles



### Car:

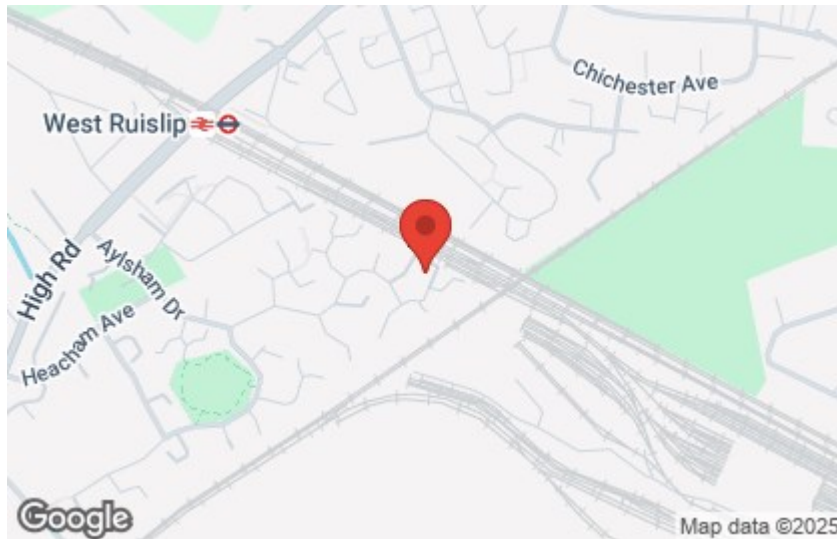
M4, A40, M25, M40



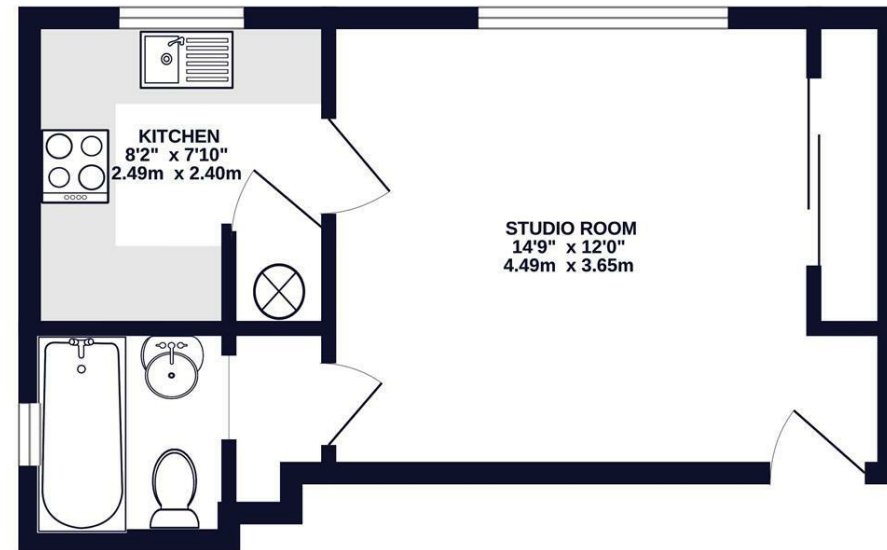
### Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



## SECOND FLOOR 282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 282 sq.ft. (26.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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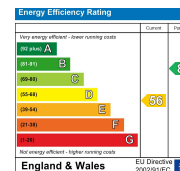


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