



- Private Patio area
- Ground floor
- Stylish Interiors
- 119 Year Lease

Flat 1, 219 Swakeleys Road, Ickenham, Uxbridge, UB10 8DP

Guide Price £349,950

Andrews Residential are delighted to offer this superb ground floor one bedroom apartment, set within a highly regarded development. Ideally located, the property is just a short distance from Ickenham Village and Uxbridge town centre, with excellent access to the A40/M40, making it perfect for commuters and local professionals alike.



Property Description

LOCATION

Swakeley's Road is located a short drive from the picturesque Ickenham Village and its selection of shops, cafes, restaurants and schools (Vyners and Breakspear Juniors). West Ruislip and Ickenham tube stations are nearby offering easy access into central London via the Central and Metropolitan / Piccadilly lines. Uxbridge town centre and its vast array of shopping and transport facilities are also only a few moments away. For the motorist the A40/M25 is only a short drive away providing access into London and the Home Counties.

THE PROPERTY

The welcoming entrance hall includes built-in storage and leads to a stylish bathroom with both bath and shower facilities. The bright, open-plan living area features a high specification kitchen with quality finishes and a breakfast bar, connecting to the lounge and dining space. There is also a generously sized double bedroom. Further benefits include patio doors leading to a private outdoor space perfect for entertaining and CCTV viewable remotely via smartphone.

OUTSIDE

To the front of the property there is a well-kept parking area with flower and shrub borders and a access to the bin store. To the rear there is a stunning landscaped garden with patio, lawn and access to the bike store.

DETAILS OF SALE

Leasehold

Council tax band - D

EPC Rating - B

119 years remaining as of 2025

Service charge is £1200.00 PA (£100.00 per month)

Annual ground rent is £200.00 per annum.

The remaining balance of a 10-year Build Zone

Warranty for peace of min





219 Swakeleys Road UB10 8PD
Approximate Gross Internal Floor Area = 57.2 sq m / 616 sq ft

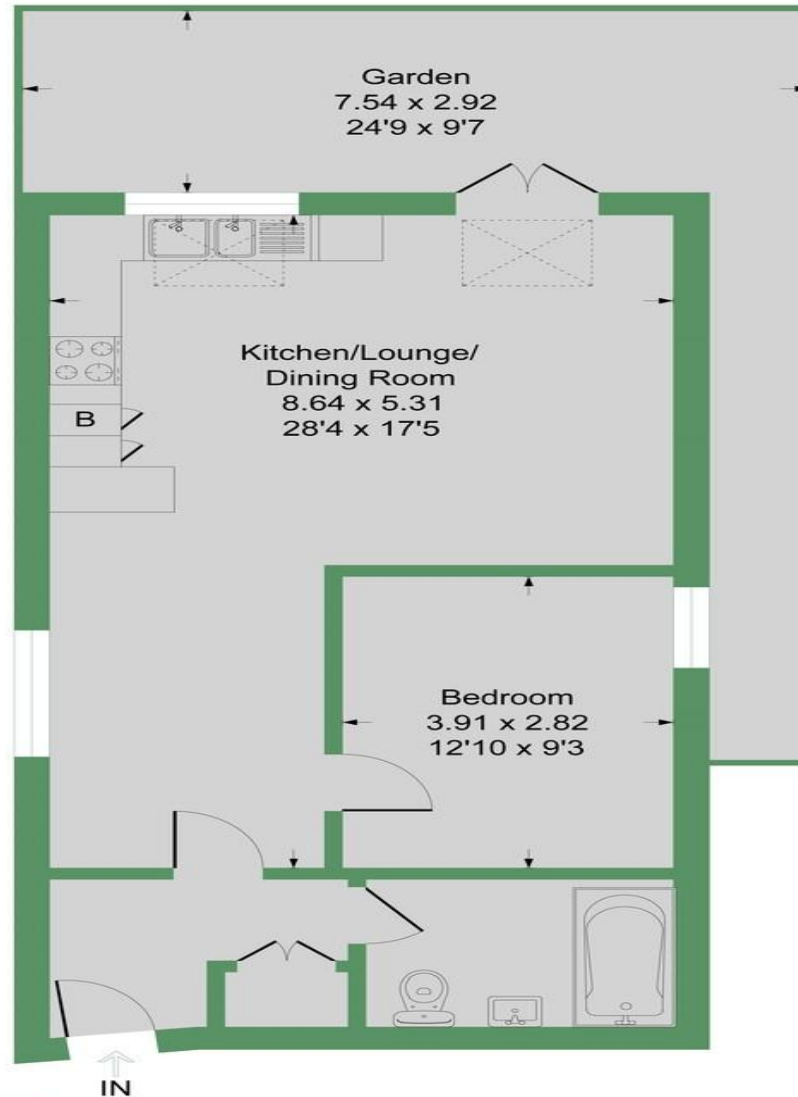


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