



A LUXURY 4 BEDROOM, 3 BATHROOM PENTHOUSE IN EXCESS OF 2,300 SQ.FT

Laurelvale House, Long Lane, Ickenham UB10 8SZ



**PENTHOUSE APARTMENT • 997 YEAR LEASE •
CHAIN FREE • LIFT ACCESS • FOUR DOUBLE
BEDROOMS • THREE BATH/SHOWER ROOMS
• PRIVATE REAR GARDEN • BALCONY •
TWO ALLOCATED PARKING SPACES • GATED
DEVELOPMENT • UNDERFLOOR HEATING •
IN EXCESS OF 2,300 SQ.FT • POTENTIAL TO
PURCHASE THE FREEHOLD •**

Description

An exceptional four bedroom, three bathroom penthouse apartment forming part of a desirable, gated development within the heart of Ickenham, just 0.3mile walk from Ickenham Underground Station. This fabulous apartment has been designed to provide a luxurious lifestyle with elegant, modern decor throughout, high-specification appliances and bespoke interiors. Occupying the entire top floor, there is an abundance of space, as well as plenty of storage, with the added benefit of direct lift access into the apartment.

The property comprises a bright entrance hall with a large skylight, a generous living/dining room with a private balcony overlooking the attractive gardens, and a semi-open plan Schuller fitted kitchen with Siemens integrated appliances, a large centre island and mood lighting. Four impressive double bedrooms are complimented by three stylish bath/shower rooms that feature Swarovski decoration and Carrara marble, two of which are en-suites.





There is the added benefit of underfloor heating throughout, ample eaves storage space and a megaflow system.

Externally there are beautifully manicured gardens with the penthouse having its own private garden to the rear. Two allocated parking spaces are to the front of the development with a gated entrance.

***Disclaimer - The images shown have been dressed for marketing purposes. The property is available to view and purchase unfurnished**

Location

Situated in the heart of Ickenham within easy reach of local amenities, restaurants, coffee houses and popular supermarkets, as well as Ickenham Underground Station which offers both the Metropolitan and Piccadilly Line services. The area is well served by local schools and open spaces including nearby Swakeleys Park. There is easy access to the A40, M40 and M25, perfect for commuters.

Additional Information

Guide Price: Price on Application

Tenure: Leasehold

Lease Length: 999 years from 2020

Service Charge: £3,000 PA

Ground Rent: £0

Local Authority: London Borough of Hillingdon

Council Tax: Band F

Energy Efficiency Rating: Band A





Approximate Gross Internal Area = 217.2 sq m / 2,338 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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