



**A CHAIN FREE TWO BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT**

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Long Lane, Ickenham, UB10 8SZ

**ROBSONS**

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**NO ONWARD CHAIN • GROUND FLOOR •  
GATED DEVELOPMENT • CONTEMPORARY  
LIVING • TWO DOUBLE BEDROOMS • TWO  
BATH/SHOWER ROOMS • KITCHEN / LIVING  
AREA • MODERN INTERIORS • ALLOCATED  
PARKING • UNDERFLOOR HEATING**

### Description

Forming part of a desirable, gated development within the heart of Ickenham, is this modern two-bedroom two-bathroom ground floor apartment, ideally situated 0.3miles from Ickenham Underground Station (Metropolitan Line and Piccadilly Line), and is offered to the market with no onward chain.

The apartment comprises an entrance hallway, two double bedrooms with one boasting an en-suite, a generous kitchen / living area, and a family bathroom. Elegant interiors provide luxury living, with the added benefit of integrated kitchen appliances, underfloor heating, allocated parking and well-maintained communal gardens.

Further benefits include shutters on all windows, door fob entry to the block and an intercom system. Both bathrooms have heated towel rails as well as underfloor heating.





Long Lane is in the heart of Ickenham, within easy reach of local amenities, restaurants, coffee houses and popular supermarkets, as well as Ickenham Underground Station (Metropolitan and Piccadilly Line). For motorists, there is easy access to the A40, M40 and M25,

The area is well served by local primary and secondary schools, as well as open spaces, including nearby Swakeleys Park.

### **Additional Information**

Tenure: Leasehold

Lease Length: 143 Years

Service Charge: £2,281.00 p.a

Ground Rent: £300.00 p.a

Local Authority: London Borough of Hillingdon

Council Tax Band: D

Energy Efficiency Rating: B

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



Long Lane, Uxbridge, UB10 8SZ  
Approximate Gross Internal Area  
75 Sq M/807 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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1 High Street, Pinner HA5 5PJ  
Tel: 020 8866 8083 Email: [pinner@robsonswb.com](mailto:pinner@robsonswb.com)  
[www.robsonswb.com](http://www.robsonswb.com)

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OUR WEBSITE

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