



**A LUXURY TWO BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT SET  
WITHIN A STUNNING GEORGIAN MANSION**

Harefield Place House, 61 The Drive, Ickenham, UB10 8GB

**ROBSONS**



Harefield Place House, 61 The Drive, Ickenham, UB10 8GB

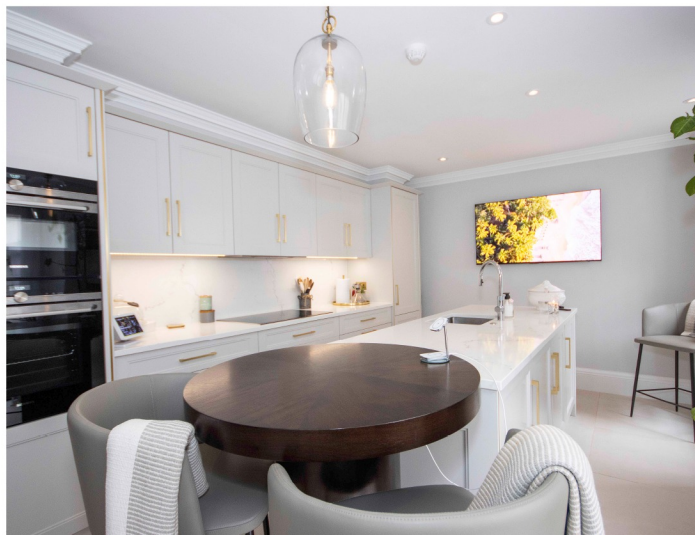
**DRAWING/DINING ROOM • KITCHEN • UTILITY ROOM • PRINCIPAL BEDROOM WITH LUXURY ENSUITE AND DRESSING AREA • BEDROOM TWO WITH ENSUITE SHOWER ROOM • SPACIOUS PRIVATE TERRACE & COURTYARD • SET WITHIN 8.5 ACRES OF LANDSCAPED GROUNDS • SWIMMING POOL, STEAM ROOM, FULLY EQUIPPED GYMNASIUM, HOT TUB AND CHANGING ROOM • ALL WEATHER TENNIS COURT • LIFT ACCESS TO ALL FLOORS AND UNDERGROUND PARKING FOR TWO CARS**

### Description

Harefield Place House is a Grade II listed Mansion now comprises of 9 luxury apartments nestling amidst 8.5 acres of verdant greenbelt countryside, yet within easy reach of central London. Ideally located in Ickenham, off one of the most desirable private roads in Middlesex.

This exceptional two bedroom, two bathroom luxury apartment with a large, private terrace sits within extensive, beautifully landscaped grounds, enjoying the exclusive use of private leisure facilities and a secluded lake

Upon entering the apartment, there is an entrance hallway, a guest cloakroom and a utility room. There is a generous drawing/dining room and a fully fitted bespoke handmade kitchen, with a door opening out to a charming courtyard with private access to a hallway leading to the luxury wellness facilities. The principal bedroom boasts an ensuite bathroom with Minoli porcelain tiling, a dressing room and bespoke fitted wardrobes. The second bedroom also benefits from fitted wardrobes and an ensuite shower room.























At Harefield Place, you can take the time to truly look after yourself, with exclusive access to luxury wellness facilities including an indoor pool, fully-equipped gym, sauna & steam room and hot tub. Plus, with a tennis court within the grounds you can polish up your serve or take a relaxing stroll around the beautiful gardens and relax by the lake.

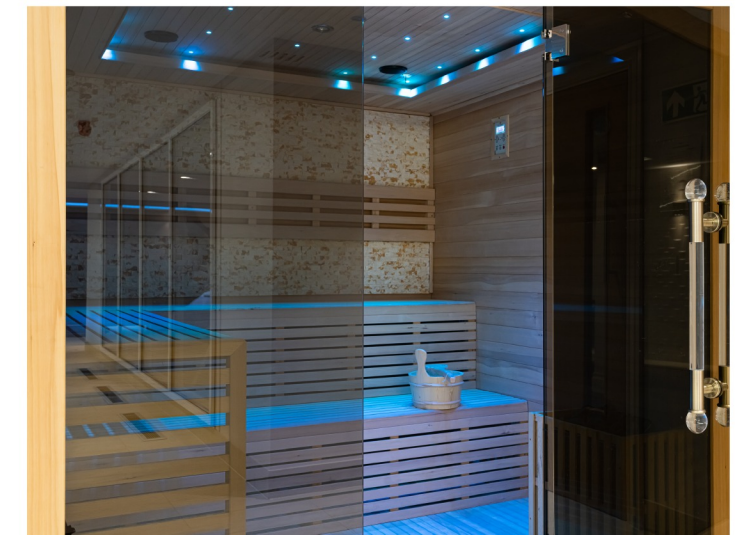
### Location

With three of the ten most in-demand Tube stops all within less than 3 miles, travelling into central London is speedy and direct, taking just over 30 minutes. Ickenham station (6 minutes), Hillingdon station (8 minutes) and Ruislip station (9 minutes) are on the Metropolitan and Piccadilly lines, while West Ruislip station (8 minutes) is on the Central line. West Ruislip station also provides rail travel into London. By car, the M40, M25 and M4 are each a short drive. Air travel is a pleasure, Heathrow is just a few miles away. The immediate area boasts a number of renowned private schools, including Merchant Taylors' School for boys and Northwood College for girls. and Harrow School

### Additional Information

Tenure: Leasehold  
 Lease Term: 999 years from 2019  
 Service Charge £8,500 pa  
 Local Authority: Hillingdon  
 Council Tax Band: G  
 Energy Efficiency Rating: G

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 285525.





Approximate Gross Internal Area = 131.0 sq m / 1,409 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Robsons

# ROBSONS

2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ  
Tel: 01923 285525 Email: [chorleywood@robsonsworld.com](mailto:chorleywood@robsonsworld.com)

[www.robsonsworld.com](http://www.robsonsworld.com)

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and 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 necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.