



Harefield Place House

61 The Drive, Ickenham

An exquisite ground floor apartment set within the prestigious Harefield Place in grounds of 8.5 acres

Harefield Place is a private estate with a stunning collection of exquisite apartments located within a highly sought after private road and immersed within 8.5 acres of tranquil landscaped gardens complemented by concierge and leisure facilities.



1 RECEPTION ROOMS



2 BEDROOMS



2 BATHROOMS



UNDERCROFT PARKING



LANDSCAPED GROUNDS



LEASEHOLD



TOWN



1,409 SQ FT



**GUIDE PRICE
£1,295,000**

The property

Harefield Place House is a Grade II listed mansion which now comprises 9 luxury apartments.

Upon entering the apartment, there is an entrance hall, a cloakroom and utility room. The kitchen is fully fitted with a superb bespoke handmade cabinetry with top of the range appliances and centre breakfast bar island as well as space for a table and chairs. Of note is there is doorway access to a private courtyard seated area with access to a hallway leading to the luxury wellness facilities. The drawing room is a most elegant room enjoying views of the communal grounds.

The principal bedroom benefits from a dressing room, bespoke fitted wardrobes and fully equipped en suite bathroom with Minoli porcelain tiling. Bedroom two also benefits from fitted wardrobes and offers en suite shower room.



Outside

Apartment 2 benefits from an extensive private use patio area ideal for al fresco dining and entertaining, which leads onto the extensive lawned grounds which include delightful walkways and tennis court.

Harefield Place offers exclusive access to luxury wellness facilities including an indoor pool, fully equipped gym, sauna & steam room and a hot tub.

Location

Harefield Place is ideally situated with three tube stops within 3 miles, travelling into London directly in just over 30 minutes. Ickenham Station, Hillingdon Station and Ruislip station on the Metropolitan and Piccadilly lines, with West Ruislip on the Central Line. M40, M25 and M4 are each just a short drive away, with London Heathrow just a few miles away.

The area is renowned for state primary, secondary and private schools, including Merchant Taylors School for boys and Northwood College for Girls along with Harrow School.

Distances

- London Heathrow airport approx. 7 miles

Nearby Stations

- Ickenham Tube station approx. 1.4 miles
- Hillingdon Tube station approx. 1.8 miles
- Ruislip Tube station approx. 2.6 miles

Key Locations

- Colne Valley Regional Park
- Denham Country Park
- Grand Union Canal

Nearby Schools

- St Mary's Catholic Primary School
- The Breakspear School
- Whiteheath Junior School
- Uxbridge High School
- ACS Hillingdon International School
- Merchant Taylors School for Boys
- Northwood College for Girls
- Harrow School



Approximate Gross Internal Area = 143.3 sq m / 1,542 sq ft



Garden Floor

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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Floorplans

House internal area 1,409 sq ft (131.0 sq m)

For identification purposes only.

Directions

UB10 8GB

what3words: ///market.goats.racks

General

Local Authority: Hillingdon

Services: Mains electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Tenure: Leasehold

Lease Term: 999 years from 2019

Service Charges: £8,500 pa

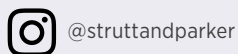
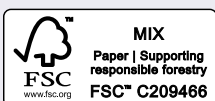
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