



LAWRENCE RAND

Lysander House Josiah Drive, Ickenham
£250,000

Flat 34

Lysander House Josiah Drive, Uxbridge

- Chain free
- On-site care staff available 24/7
- Retirement apartment for over 60's
- Two bedrooms
- Video door entry
- Club lounge

Set in a sought-after development just moments from local amenities, this rarely available two bedroom Second-floor retirement apartment offers a superb lifestyle for the over-60s. Lysander House operates a Retirement Living Plus scheme, with on-site care staff available 24/7, non-resident management staff, and a Careline alarm service. Residents enjoy use of a spacious and beautifully furnished communal lounge, a top-floor hobby room, library, and even an on-site hairdresser. There's also a guest apartment available for visiting friends and relatives at a modest cost. The apartment is well-presented throughout, featuring a welcoming entrance hallway with a handy storage cupboard. The light-filled reception room opens to a stylish fitted kitchen, complete with a range of eye- and base-level units and integrated appliances. The master bedroom includes a fitted cupboard and access to the private balcony, while a second good-sized bedroom and a modern shower room complete the accommodation.



Residents of Lysander House benefit from a range of facilities, including video door entry, table-service dining with a choice of cooked meals, a club lounge, a relaxing reading room, and a wellbeing suite with hairdressing and treatment stations. There are also well-maintained communal gardens, a laundry room with easy-load washing machines, and a guest suite for visiting friends and family.

Lysander House is conveniently located within close proximity to both Ruislip High Street and Ickenham Village, where a wide variety of shops, restaurants, and coffee bars can be enjoyed. For commuters, Ickenham Station provides access to the Metropolitan and Piccadilly lines, while West Ruislip Station offers the Central line and Chiltern Rail services. Local bus routes also provide links to neighbouring areas.

Verified Information:

Council tax band: E

Local authority: London Borough of Hillingdon

Tenure: Leasehold

Lease years remaining: 990

Ground rent: £435 per annum

Service Charge: £10,677.52 (for the financial year ending 30th June 2026) to include

- Cleaning of communal windows
- Water rates for communal areas and individual apartments
- Electricity, heating, lighting, and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and landscaped grounds
- Repairs and maintenance of both interior and exterior communal areas
- Contributions to the contingency fund, including internal and external redecoration
- Buildings insurance



Please note: The service charge does not include personal external costs such as Council Tax, personal electricity usage, or TV licensing. However, it does include the cost of the on-site Estates Manager and one hour of domestic assistance per week.

Property construction: Standard form

Energy Performance rating: B

Suppliers:

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.

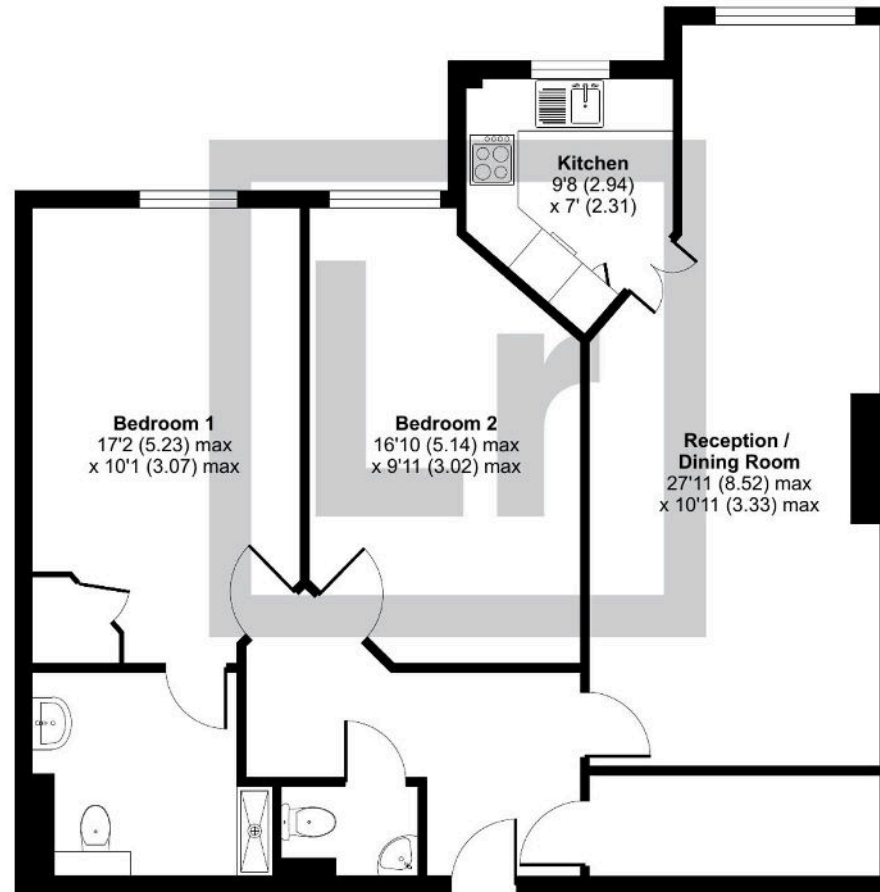




Josiah Drive, Ickenham, Uxbridge, UB10

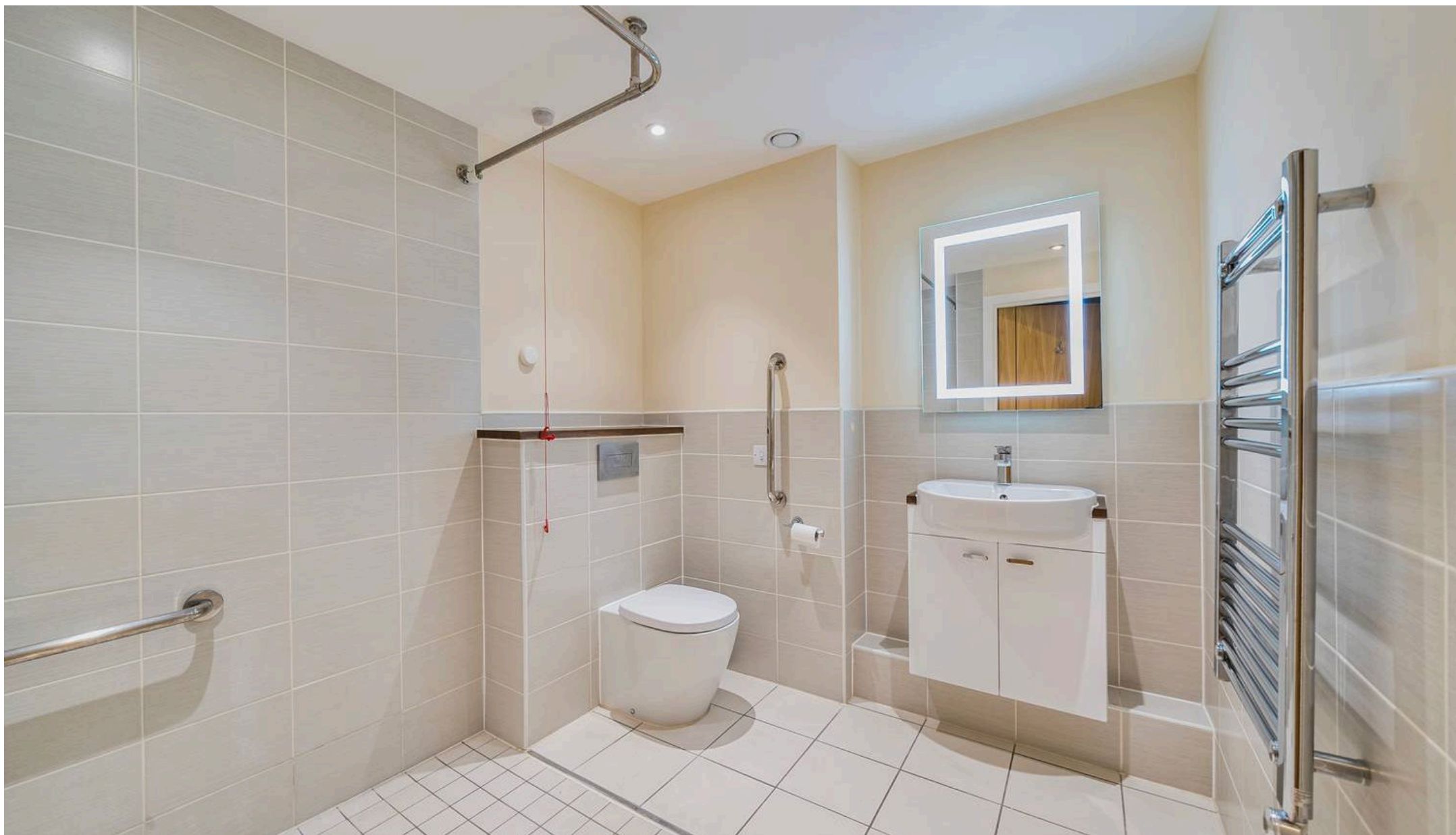
Approximate Area = 896 sq ft / 83.2 sq m

For identification only - Not to scale



SECOND FLOOR





Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/