



**LAWRENCE RAND**

**Lysander House Josiah Drive, Ickenham**

Guide Price **£270,000**



## KEY FEATURES:

- Two-bedroom first floor retirement apartment in a sought after development
- Designed for the over 70s with 24/7 on-site care and support
- Light-filled reception room with access to a private balcony
- Modern fitted kitchen with integrated appliances
- Contemporary shower room and guest W.C
- Master bedroom with fitted cupboard
- Superb communal facilities lounge, hobby room, library, and hair salon
- On site restaurant with table service dining and cooked meals
- Guest suite available for visiting family and friends
- Prime location near Ruislip High Street, Ickenham Village, and transport links

Set in a sought after development just moments from local amenities, this rarely available two bedroom first floor retirement apartment offers a superb lifestyle for the over-70s. 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 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.



The apartment is well presented throughout, featuring a welcoming entrance hallway with a large walk in 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.

Verified Information:

Council tax band: E

Local authority: London Borough of Hillingdon

Tenure: Leasehold

Lease years remaining: 990 Years

Ground rent: £510 per annum

**Service Charge:** £14,743.33 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

Property construction: Standard form

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

**Broadband & mobile coverage:** Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

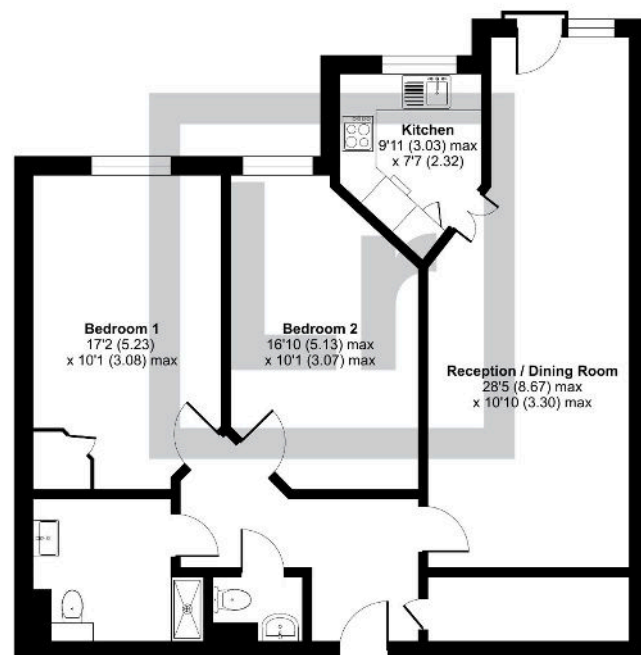




## Josiah Drive, Ickenham, Uxbridge, UB10

Approximate Area = 904 sq ft / 83.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©rickhouse 2025.  
Produced for Lawrence Rand. REF: 1382012

## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

[Info@lawrence-rand.co.uk](mailto:Info@lawrence-rand.co.uk)

[www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.