



BREAKSPEAR ROAD SOUTH, ICKENHAM, UB10
£6,000 per month*

Carter Jonas

BREAKSPEAR ROAD SOUTH, ICKENHAM,

A Grade II listed detached family home over three floors, with two double garages and driveway parking in Ickenham.

Accommodation comprises -

Ground Floor: The reception hall leads to a large living room with retained period features, a fireplace, plenty of natural light from the dual aspect windows, and a door to the rear garden. The kitchen has exposed beams, an AGA, and central island with sink. There is a separate dining room, further reception room with an Inglenook fireplace, dedicated study, a utility room with shower facility, and access to the basement.

First Floor: Four well-proportioned bedrooms, two of which have en suites (one with a shower room and the other with a bath and separate shower), an upstairs office/study, and the main bathroom which has a bath and standalone shower.

Second Floor: Three further bedrooms, one of which has built-in storage and an en suite shower room, in addition to a further family bathroom.

- Council Tax Band = H
 - Deposit Required = £8,307
 - Long Let, Minimum term 12 months
- 7 Bedrooms
 - 3 Reception Rooms
 - 5 Bathrooms
 - Kitchen
 - Dining Room
 - Study
- Utility Area with Shower
 - 2 Double Garages
 - Large Driveway
 - Rear Garden
 - EPC = D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 5872 sq ft - 546 sq m

Basement Area 266 sq ft – 25 sq m
Ground Floor Area 2413 sq ft – 224 sq m
First Floor Area 2333 sq ft – 217 sq m
Top Floor Area 860 sq ft – 80 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas



Birmingham Lettings 0121 389 9670

birmingham.lettings@carterjonas.co.uk



Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.