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& MILLER



Breakspear Road, Ruislip, HA4 7ST  
£335,000

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Breakspear Road, Ruislip, HA4 7ST

**£335,000**

- Two Double Bedrooms
- Good Condition Throughout
- 120 Year Lease
- Allocated Residents Parking
- Spacious Ground Floor Apartment
- Easy Access to High Street Amenities & Station
- Sought After Ruislip Location
- Modern Fitted Kitchen & Bathroom

## Description

This spacious ground floor apartment comprises of a family bathroom, bright and open sitting room area with a sleek fitted kitchen, completing the apartment with two well appointed bedrooms. Acting as an ideal starter home for those seeking their first purchase to get onto the property ladder or for the savvy investor looking to add to their portfolio.

The property has a communal entrance with stairs to all floors, video entry-phone system, use of communal garden and allocated residents parking.

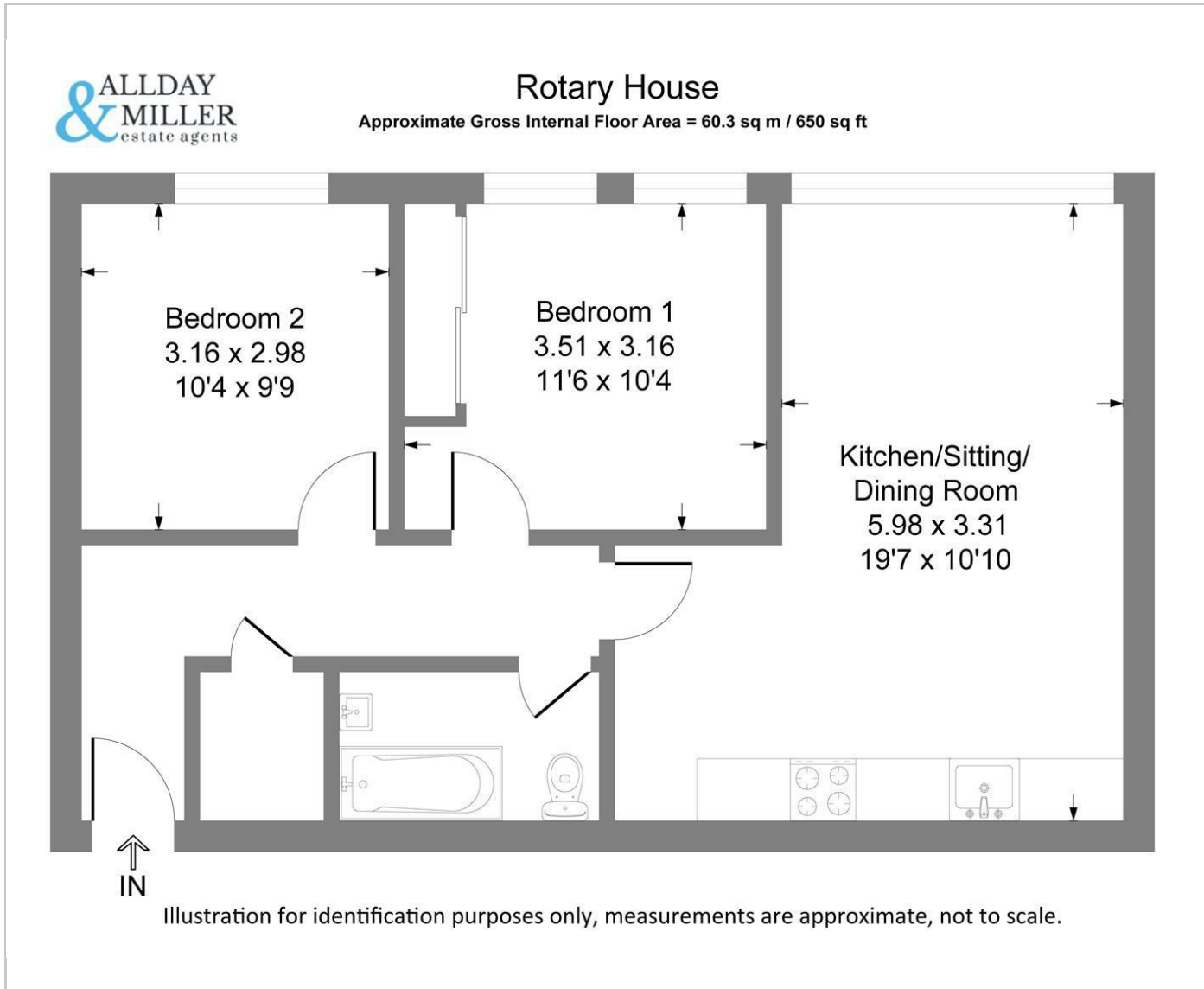
## Situation

Breakspear Road is within a close distance from Rickmansworth, Northwood, Ruislip and Uxbridge. There are good rail links to London from nearby Denham, Northwood (Metropolitan Line) and Rickmansworth. The M40, A40, and M25 (Junctions 16 & 17) are easily accessible with connections to major airports. A number of highly regarded schools are within close proximity including Breakspear Junior School and Vyners Senior School.

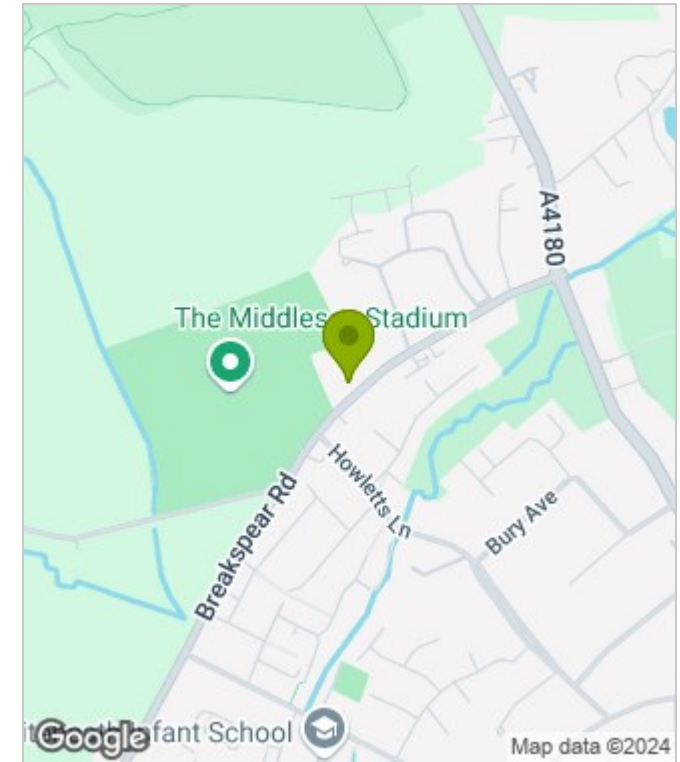




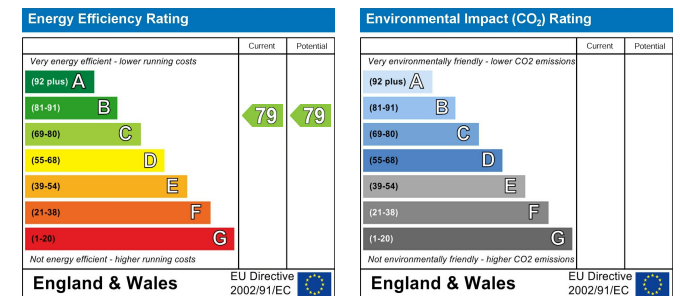
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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