



- TWO BEDROOMS
- EN SUITE W/C
- BALCONY
- LONG LEASE

Flat 3 3 Pembroke Lodge, Pembroke Road, Ruislip, HA4 8NQ

Asking Price Of £399,950

NO ONWARD CHAIN. A stunning two bedroom apartment situated opposite Ruislip station and High Street with its vast array of shops and amenities. This superb first floor property briefly comprises: spacious lounge leading to open plan fitted kitchen, two double bedrooms, family bathroom and additional WC located off the master bedroom. Other benefits include: Large balcony, gas central heating and double glazing.

## Property Description

### THE LOCATION

Ruislip & Ruislip Manor High Street's range of shopping and transport facilities are just a short walk away. The Metropolitan/Piccadilly line provides reliable links into the City and West End. The property is also located perfectly for bus links giving easy access to South Ruislip & Ruislip Gardens Central Line stations. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Lady Bankes, Sacred Heart and Ruislip High. Shenley and Ruislip Parks are also a short walk away.

### DETAILS OF SALE

The vendors have informed us the below information is correct

Leasehold

Circa 120 years lease unexpired

Service charge £1600 p/a

Ground rent £580 p/a

On road permit parking





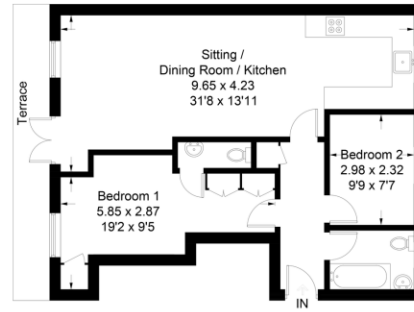


Illustration for identification purposes only. Measurements are approximate, not to scale. (02716491)

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