

Dell Farm Road, Ruislip, Greater London, HA4 7TX



£385,000 Leasehold
2 Bedroom Second Floor Flat

A well-presented, TWO DOUBLE BEDROOM SECOND FLOOR FLAT, located a stone's throw away from Ruislip Lido.

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- LIVING/DINING ROOM
- THREE PIECE BATHROOM SUITE
- GARAGE IN BLOCK
- STUNNING VIEWS
- CLOSE TO RUISLIP LIDO
- CHAIN FREE
- LONG LEASE

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This property comprises of a spacious living/dining room with a large window that provides ample natural light and stunning views. From here there is access into a modern kitchen. There is two large double bedrooms as well as a three piece family bathroom suite. There is a garage in the block as well as residents permit parking situated in the well-maintained communal gardens.

Dell Farm Road is located close to Ruislip High Street, with its abundance of shops, restaurants and other facilities. Ruislip station offers easy access to London via the Metropolitan and Piccadilly Line.

- Local Authority: Hillingdon
- Council Tax: Band D Approx. £1863.91 (2024-2025)
- Approx. Floor Area: 664 Sq ft / 61.6 Sqm
- Lease Remaining: 939 years
- Annual Service Charge & Ground Rent combined: £1,178.73 per annum
- Nearest Station: 1.6 miles Ruislip Station – Metropolitan/Piccadilly Line
- This property is a fantastic opportunity for both residential and investment buyers



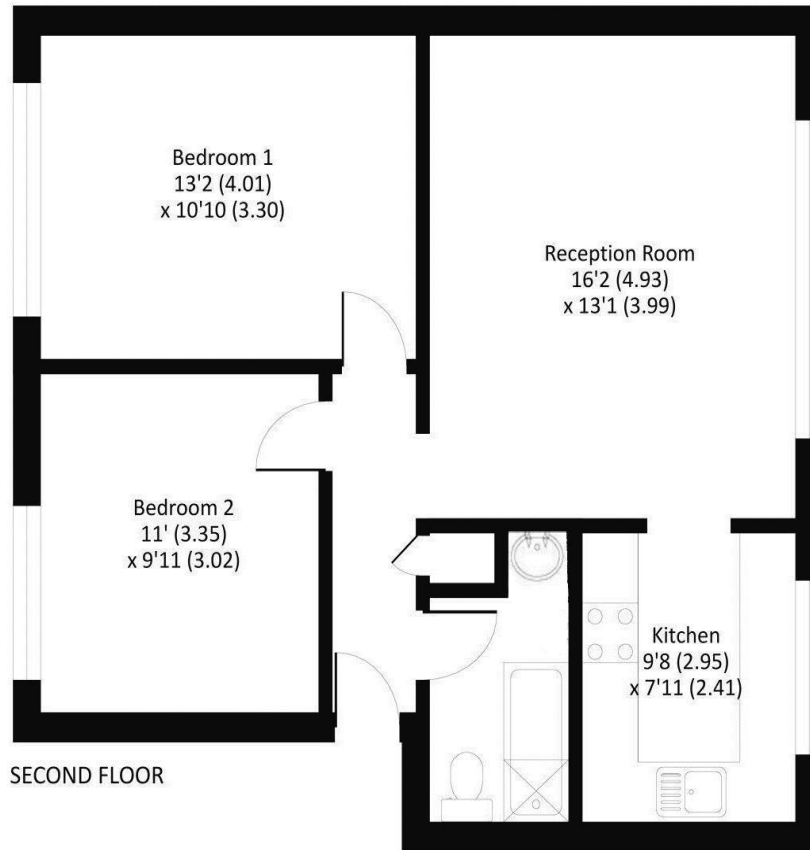
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	49 E	
21-38	F		
1-20	G		

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Approximate Area = 664 sq ft / 61.6 sq m
For identification only - Not to scale



VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

