



Berkeley Close, Ruislip, HA4 6LF



gibsonhoney



gibsonhoney

A spacious ground floor garden maisonette set in Berkeley Close. Situated in this most convenient location this property briefly comprises: Two good size bedrooms, large living/dining room offering direct access to private rear garden, spacious kitchen and bathroom suite. The property benefits include: Double glazing, gas central heating & 105 year lease. This most desirable property is situated just moments from Ruislip & Ruislip Manor's shopping and transport facilities (Metropolitan/Piccadilly lines). Ruislip Gardens station (Central line) is also within walking distance. The A40/M40 is just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also within the catchment area of several highly regarded primary and secondary schools.



## ENTRANCE HALL

Front aspect door, engineered wooden flooring, double radiator, storage cupboard.

## LIVING/DINING ROOM

Rear aspect double glazed double doors to rear garden, rear aspect double glazed windows, engineered wooden flooring, coved ceiling, double radiator, feature fireplace, dado rail.

## KITCHEN

Rear aspect double glazed window, tiled flooring, part tiled walls, cupboard housing boiler, a range of base and eye level units, one and a half stainless steel sink with drainer, four gas hob rings, extractor hood, integrated oven, space for a range of appliances including: washing machine, tumble dryer, American style fridge freezer and dishwasher.

## BEDROOM ONE

Front aspect double glazed bay window, engineered wooden flooring, coved ceiling, double radiator.

## BEDROOM TWO

Front aspect double glazed window, engineered wooden flooring, coved ceiling, double radiator.

## BATHROOM

Side aspect double glazed frosted window, laminate effect flooring, tiled walls, low level wc, vanity unit incorporating wash hand basin, panel enclosed bath with shower attachment and mixer taps, heated towel rail.

## FRONT

Mainly laid to patio, side access.

## REAR GARDEN

Mainly laid to patio, side access, panel enclosed fence.

## LEASE

Leasehold - 105 years remaining.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## OUTGOINGS

Ground Rent: £100 per annum.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## COUNCIL TAX

London Borough of Hillingdon  
Band C - £1,656.80

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## DISTANCE TO STATIONS

Ruislip Gardens (0.3 Miles) -  
Central line  
Ruislip (0.6 Miles) -  
Metropolitan/Piccadilly lines  
Ruislip Manor (0.6 Miles) -  
Metropolitan/Piccadilly lines



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

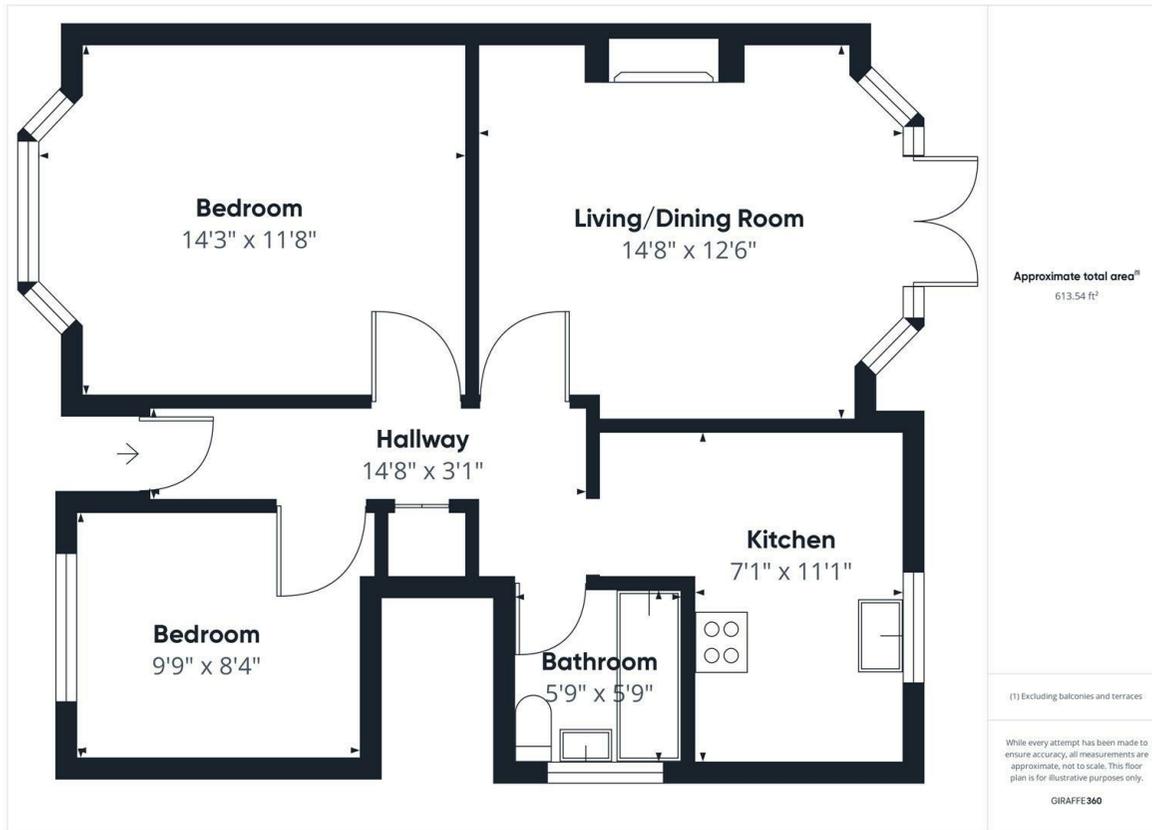
T: 01895 699077

[ruislipmanor@gibsonhoney.co.uk](mailto:ruislipmanor@gibsonhoney.co.uk)

[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)



**gibsonhoney**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. 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 or 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.