



Warsaw Close, Ruislip, HA4 6RJ



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NO UPPER CHAIN & BRAND NEW 211 YEAR LEASE. Gibson Honey are delighted to present to the market this purpose built first floor maisonette with communal gardens and own balcony. Making an ideal first time purchase or investment, this well presented property briefly comprises : One double bedroom, bathroom suite, modern kitchen and lounge. The property benefits include : Gas central heating and double glazing. Set in this ultra convenient location near shops and amenities including the Old Dairy complex and transport links (Central Line/Chiltern/Br Connection). Alternatively for the motorist the A40/M40/M25 are just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. The property is also well situated for a variety of local highly regarded schools including Bournemouth Primary, Queensmead and St Swithun Wells.



ENTRANCE PORCH

Front aspect door, stairs to landing

LANDING

Doors to:

LOUNGE/DINER

Rear aspect double glazed patio door to balcony, coved ceiling, radiator, door to:

KITCHEN

Range of base and eye level units, gas hob, rear aspect double glazed window, extractor fan, radiator, part tiled walls, storage cupboard housing combi boiler

BEDROOM

Front aspect double glazed windows x2, fitted wardrobes, storage cupboard, radiator

BATHROOM

Low level w/c, tiled walls, radiator, panel enclosed bath, wash hand basin, loft access,

BALCONY

South facing patio area

COMMUNAL GARDEN

Mainly laid to lawn

LEASE

Lease is 211 years as of the 27th of November 2023.

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

OUTGOINGS

Service Charge £300 per annum

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COUNCIL TAX

London Borough of Hillingdon
Band C - £1,564.85

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DISTANCE TO STATIONS

South Ruislip (0.6 Miles) -
Central/Chiltern Railways
Ruislip Gardens (1.1 Miles) -
Central
Ruislip Manor (2.0 Miles) -
Metropolitan/Piccadilly



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

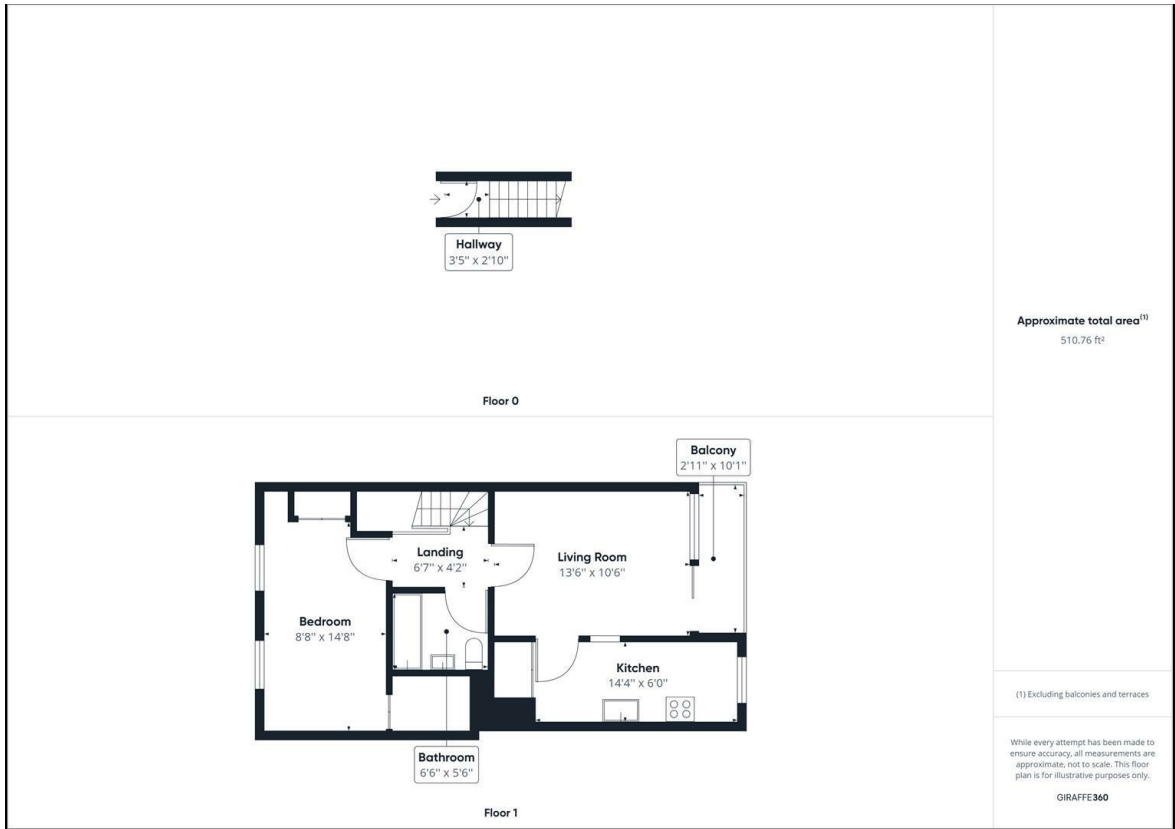
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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