



1b Deane Avenue, Ruislip, HA4 6TJ





gibsonhoney

A spacious and light-filled one bedroom apartment set in this ultra-convenient location. Just footsteps away from South Ruislip station, this property briefly comprises: living room with balcony, fitted kitchen, modern bathroom suite and well proportioned double bedroom. The property benefits from approximately 148 year lease, double glazing and allocated parking. Set in this highly convenient location, this property is ideally located for South Ruislip's shops and amenities including Sainsbury's supermarket and the Old Dairy site, including a cinema, several restaurants and Asda. Highly regarded schools such as Queensmead & Deansfield are close by. South Ruislip station provides swift and easy access to Central London via both the Central line and Chiltern Railways. For the motorist, the A40/M40/M25 is within striking distance.



ENTRANCE HALL

Front door, security entry phone, doors to:

LIVING ROOM

Dual aspect double glazed windows, front aspect double glazed door to balcony.

KITCHEN

Front aspect double glazed window, recently installed wall

mounted combination boiler, range of base and eye level units, stainless steel sink and drainer, space for washing machine, gas point for oven, extractor hood.

BEDROOM

Rear aspect double glazed window, range of built in wardrobes, radiator.

BATHROOM

Rear aspect double glazed frosted window, part tiled walls, panel enclosed bath with wall mounted shower over, heated towel rail, vanity unit incorporating wash hand basin, low level wc, radiator.

BALCONY

To front aspect.

PARKING

Allocated space for one vehicle.

LEASE

Approximately 148 years remaining.

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

OUTGOINGS

Approximately £2200 per annum.

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COUNCIL TAX

London Borough of Hillingdon -

Band C - £1,656.80

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DISTANCE TO STATIONS

South Ruislip (0.1 miles) - Central line/Chiltern Railways
Ruislip Manor (1.3 miles) - Metropolitan/Piccadilly



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

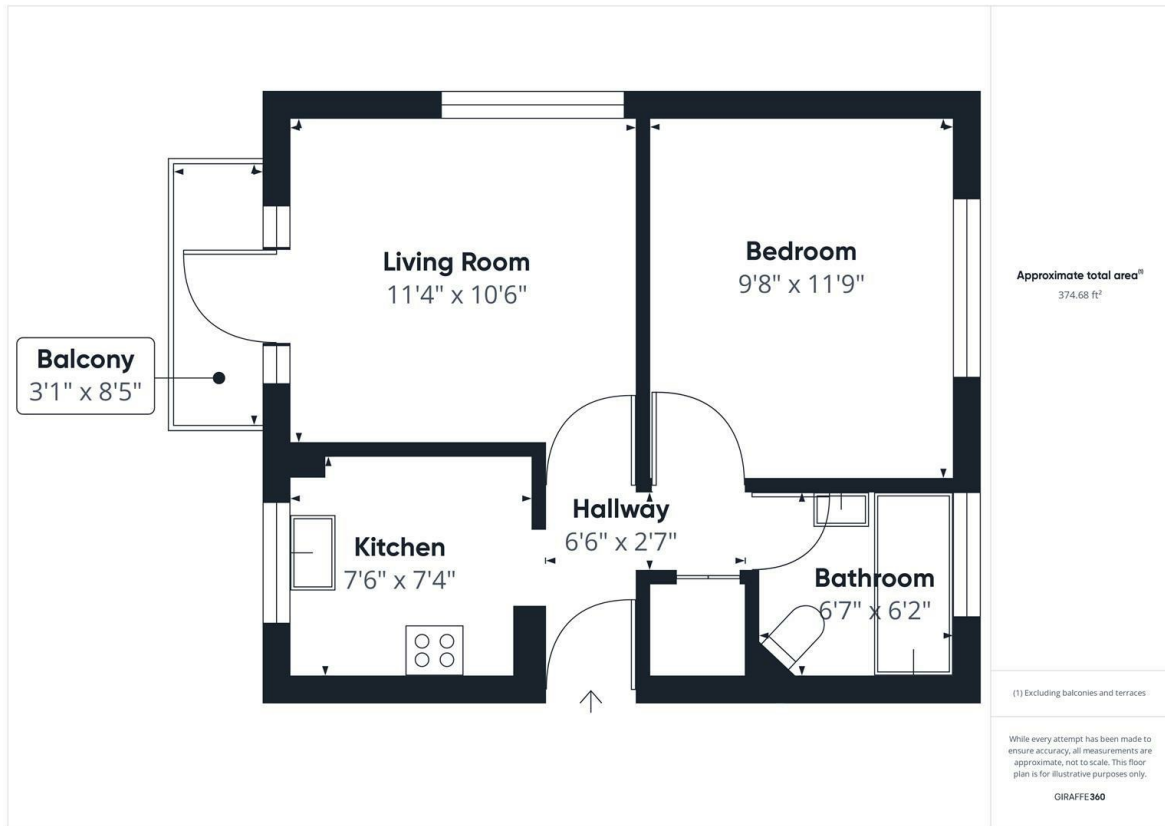
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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