



Berkeley Close, Ruislip, HA4 6LF







gibsonhoney

NO UPPER CHAIN. A spacious ground floor garden maisonette set in Berkeley Close. Situated in this most convenient location this property briefly comprises: Two good size bedrooms, spacious living room, kitchen and bathroom suite. The property benefits include: Double glazing, gas central heating, own rear garden & 103 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, radiator, storage cupboard, doors to:

## LIVING ROOM

Rear aspect double glazed bay window, radiator.

## KITCHEN

Rear aspect double glazed window, a range of base and eye level units, stainless steel sink with drainer, integrated oven, electric stove and extractor fan, space for washing machine and fridge freezer, cupboard housing boiler, radiator.

## BEDROOM ONE

Front aspect double glazed bay window, double radiator.

## BEDROOM TWO

Front aspect double glazed window, radiator.

## BATHROOM

Side aspect double glazed frosted window, laminate effect flooring, radiator, low level w/c, pedestal wash hand basin, panel enclosed bathtub with mixer taps and shower attachment, extractor fan.

## GARDEN

Garden shed, mainly laid to artificial grass, panel enclosed fence, patio area.

## LEASE

103 years remaining.

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

## OUTGOINGS

No service charge, £100 annually for Ground rent.

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## COUNCIL TAX

London Borough of Hillingdon - Band C - £1,656.80

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## 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

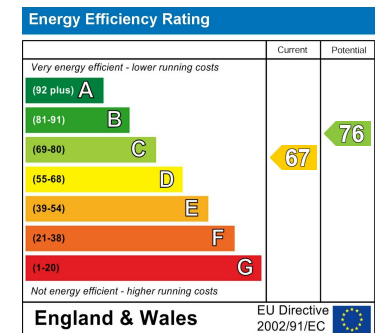
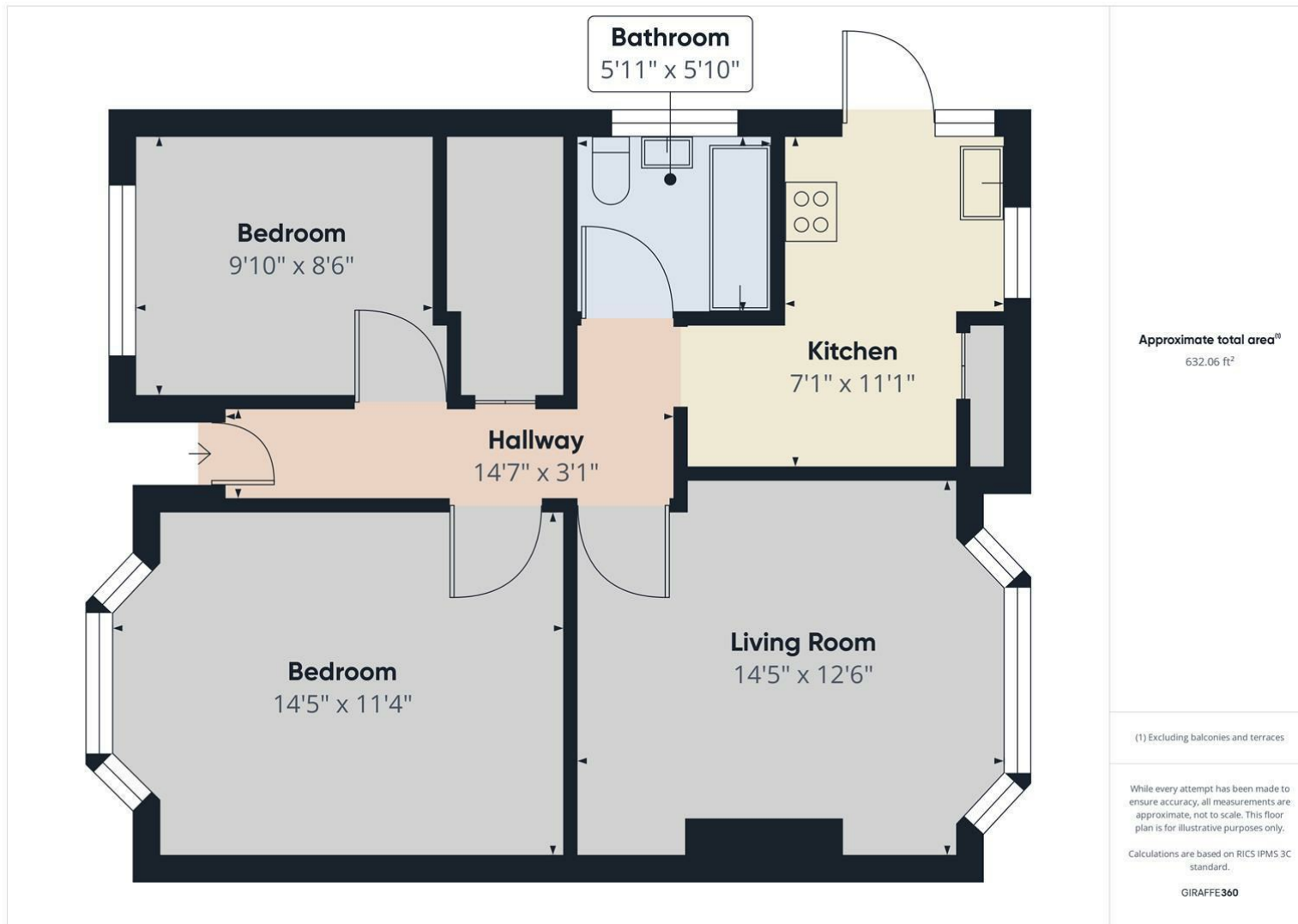












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