



Southbourne Gardens, Ruislip, HA4 9SW



NO UPPER CHAIN. We are pleased to present to the market this TWO BEDROOM first floor maisonette WITH PRIVATE GARDEN located in an extremely convenient location. This property is ideal for both first time buyers and investors alike and briefly comprises; one large bedroom, one good size bedroom, living room, larger than average kitchen, bathroom and great size garden. The property benefits include: Gas central heating, street parking, and the lease will be extended upon COMPLETION Ideally located a short walk from Ruislip Manor and Eastcote's bustling high streets which offer numerous shops, cafes and restaurants. Both high streets are on the Metropolitan and Piccadilly lines. For the motorist the A40 leading to London and the Home Counties is easily accessible. There are a number of highly regarded schools that cater for children of all ages within close proximity.





### ENTRANCE HALL

Side aspect double glazed frosted entrance door, fitted storage cupboard, stairs to:

### FIRST FLOOR LANDING

Side aspect double glazed frosted window, radiator, fitted storage cupboard, doors to:

### LIVING ROOM

Front aspect double glazed window, laminate effect flooring, radiator, electric fireplace.

### KITCHEN

Dual aspect double glazed windows, coved ceiling, radiator, wall mounted boiler, a range of base level units, integrated sink, space for fridge freezer, washing machine.

### BATHROOM

Side aspect double glazed frosted window, part tiled walls, radiator, wash hand basin, panel enclosed bath with mixer taps and a wall mounted shower attachment, fitted storage.

### SEPARATE WC

Side aspect double glazed frosted window, low level wc.

### MASTER BEDROOM

Rear aspect double glazed window, down lighting, radiator, fitted wardrobe.

### BEDROOM TWO

Front aspect double glazed window, radiator.

### GARDEN

Shared side access, shared path, laid to lawn, panel enclosed fence.

### LEASE

New Lease on completion -  
Length of lease to be confirmed.

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

### OUTGOINGS

tbw

### COUNCIL TAX

London Borough of Hillingdon -  
Band C - £1,735.45

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

### DISTANCE TO STATIONS

Eastcote (0.2 miles) -  
Metropolitan/Piccadilly  
Ruislip Manor (0.5 miles) -  
Metropolitan/Piccadilly

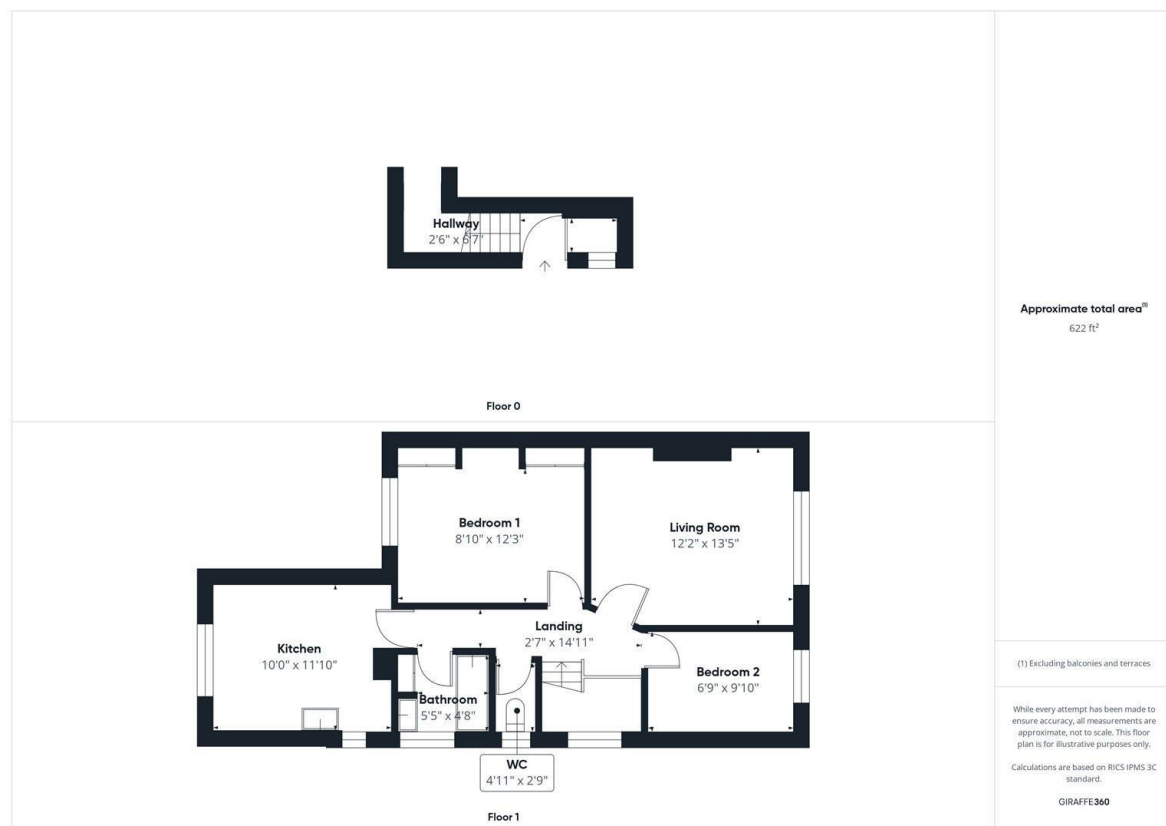


73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

T: 01895 699077

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


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

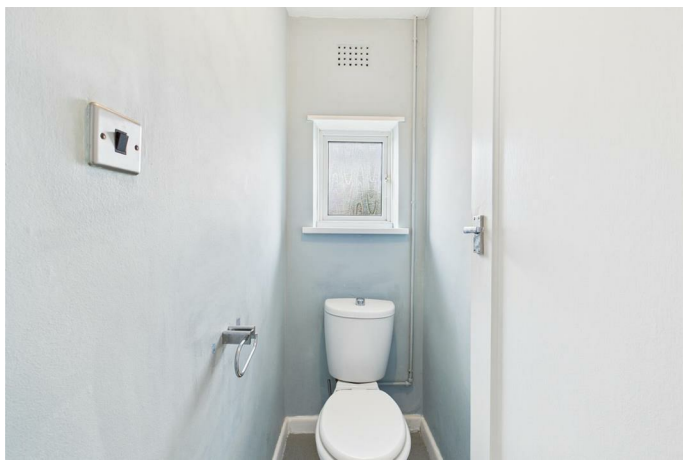


Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>67</p>	<p>77</p>

**England & Wales**

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.