



Greenfields



Victoria Road South Ruislip, HA4 **Asking Price £336,000**

Situated on the first floor of a popular block of flats is this larger than average two double bedroom flat. The flat is presented in good decorative order. The property offers excellent access to amenities in South Ruislip including Sainsburys supermarket. The property is also within walking distance to South Ruislip station which is on the Central line and BR over ground.

Accommodation is comprised of an entrance porch which opens into a large light filled reception room with dual aspect windows. There are two double bedrooms of which the master bedroom benefits from built in wardrobes. The kitchen is fitted with a range of base and eye level units with roll top work surfaces. The bathroom is comprised of a panel enclosed bath a low level wc and a wash hand basin.

OUTSIDE

The property is surrounded by communal gardens as well as parking for the residents with a parking permit.

- Two Double Bedrooms
- First Floor
- Large Reception Room
- Modern Kitchen
- Modern Bathroom
- Very Close to South Ruislip Station
- Residents Parking
- 943 yr lease
- No upper chain

VIEWINGS

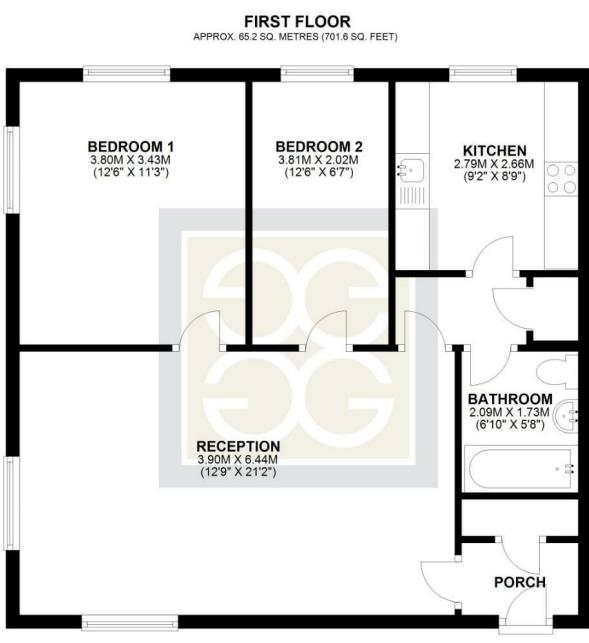
Please contact Greenfields on 01895 628 560 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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