



Pembroke Road, Ruislip, HA4 8NQ



NO UPPER CHAIN - FOOTSTEPS FROM RUISLIP STATION. We are pleased to offer to the market this immaculately presented apartment situated in a highly desirable and convenient location. The first floor apartment briefly comprises: spacious open-planned living/dining room leading to the modern fitted kitchen, one double bedroom and bathroom suite. The property benefits include; Balcony, double glazing and gas central heating. Located on Pembroke Road, this property enjoys splendid access to local amenities, all of them just a short walk away. Ruislip High Street and West Ruislip train stations offering access to the Metropolitan, Piccadilly and Central Lines as well as Overland Rail, all within a short distance making this one of the most conveniently positioned apartment buildings in the area.



## ENTRANCE HALL

Front aspect door, laminate effect flooring, double radiator, intercom, storage cupboard, cupboard housing boiler, doors to Bedroom & Bathroom, leading to:

## LIVING/DINING ROOM

Front aspect double glazed leaded light double doors to balcony, front aspect double glazed leaded light window, laminate effect flooring, double radiator, leading to:

## KITCHEN

Part tiled flooring, skylight, downlighting, a range of base and eye level units, stainless steel sink with drainer, integrated appliances including, oven with four electric hob rings and extractor hood, fridge freezer, washing machine and dish washer.

## BEDROOM

Front aspect double glazed leaded light window, double radiator, a range of fitted wardrobes.

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

## BATHROOM

Tiled flooring, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail

## DISTANCE TO STATIONS

Ruislip (0.1 mi) - Metropolitan Line  
Ruislip Manor (0.4 mi) - Metropolitan Line  
West Ruislip (0.8 mi) - Central Line



## LEASE

116 years remaining.

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

## OUTGOINGS

Service Charge: £1,350 per annum

Ground Rent: £357.08 per annum.

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## COUNCIL TAX

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

92 High Street, Ruislip, Middlesex, HA4 8LS

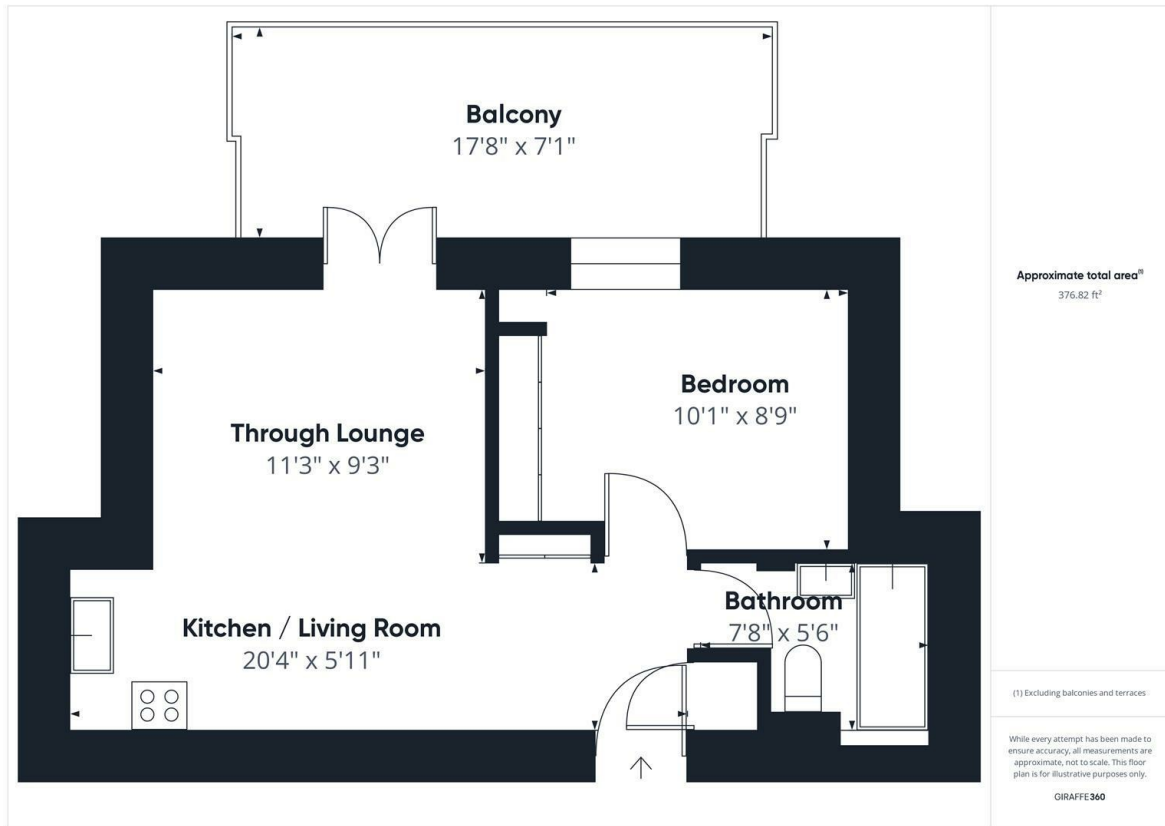
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy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



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