



Victoria Road, Ruislip, HA4 0AA



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NO UPPER CHAIN. A spacious and light-filled one bedroom apartment set in this ultra-convenient location. Just footsteps away from Ruislip Manor station, this property briefly comprises: an open living/dining room, fitted kitchen, modern bathroom suite and well proportioned double bedroom. The property benefits from approximately 120 year lease and double glazing. Set in this highly convenient location, this property is set within a short walking distance of Ruislip Manor's bustling shopping parade which offers a good range of local shops, bus routes, restaurants, rail links and schools. The A40 is within striking distance offering easy access to both Central London and the Home counties.



## ENTRANCE HALL

Front aspect door, laminate effect flooring, doors to:

## LIVING ROOM

Side aspect double glazed window, radiator, laminate effect flooring.

## KITCHEN

Side aspect double glazed windows, laminate effect flooring,

radiator, a range of base and eye level units, stainless steel sink, integrated appliances including, oven with four gas hob rings and extractor hood, space for fridge freezer and washing machine.

## BEDROOM

Side aspect double glazed window, double radiator.

## BATHROOM

Side aspect double glazed frosted window, fully tiled walls and flooring, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail.

## LEASE

120 years remaining.

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

## OUTGOINGS

Ground Rent - £100 per annum  
Service Charge - 20% of Landlords Expenses

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## COUNCIL TAX

London Borough of Hillingdon -  
Band B - £1,449.68

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## DISTANCE TO STATIONS

Ruislip Manor (0.1 mi) -  
Metropolitan Line  
Ruislip (0.4 mi) - Metropolitan Line  
West Ruislip (1.1 mi) - Central Line



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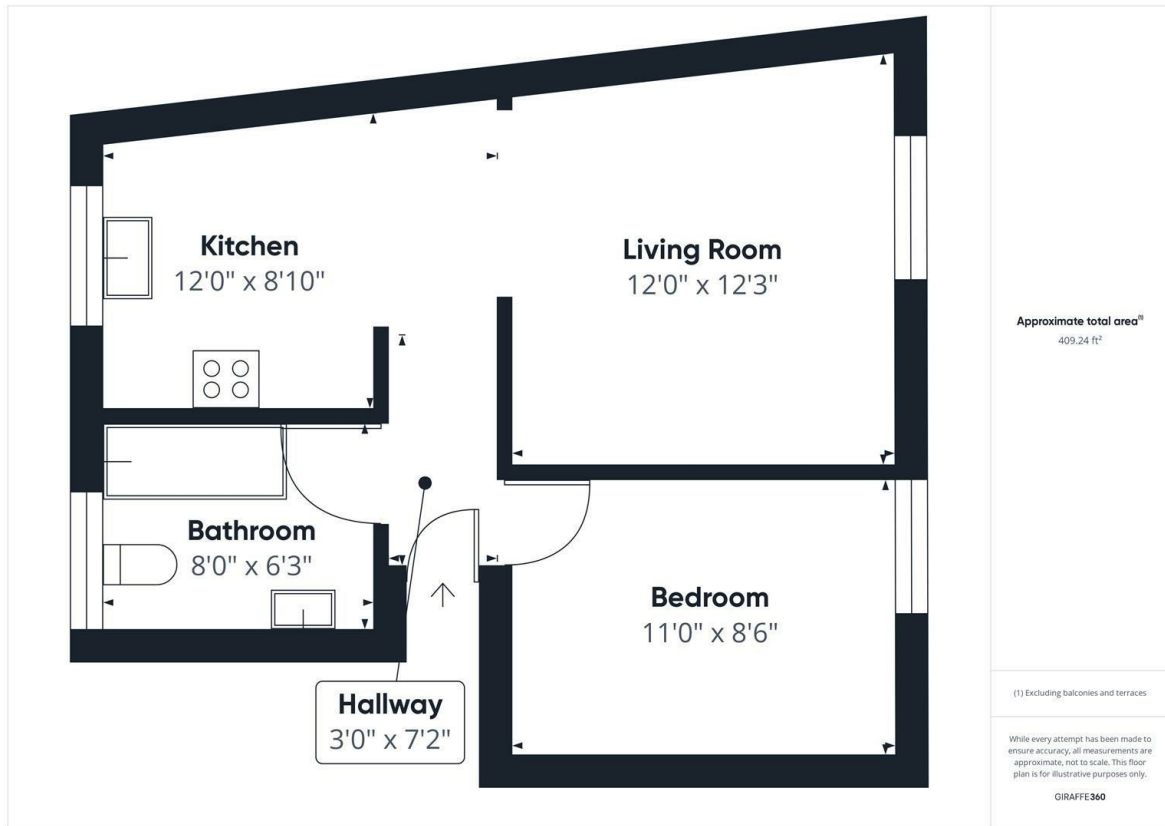
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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