



Pembroke Road, Ruislip, HA4 8PR  
£400,000



NO UPPER CHAIN. Situated in the heart of Ruislip Town Centre within walking distance of the station and the High Street, this superb two double bedroom apartment boasting sleek and modern interiors would make an ideal first time purchase or investment alike. This luxury apartment briefly comprises: spacious lounge open planned with the stylish kitchen plus a modern bathroom suite. The property benefits include: En suite bathroom, double glazing, allocated parking, communal gardens and long lease. Located on Pembroke Road, this property enjoys splendid access to local amenities, all of them just a short walk away. Ruislip High Street, Ruislip 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 door, storage cupboard, doors to:

## LOUNGE OPEN WITH KITCHEN

Dual aspect double glazed windows, range of base and eye level units, electric hob and oven, extractor hood, space for fridge freezer.

## BEDROOM ONE

Rear aspect double glazed window. door to:

## EN SUITE

Stand in shower cubicle, vanity unit incorporating wash hand basin, low level wc.

## BEDROOM TWO

Rear aspect double glazed window.

## BATHROOM

Tiled enclosed bath with wall mounted shower attachment. vanity unit incorporating wash hand basin, low level wc.

## ALLOCATED PARKING

## OUTGOINGS

Service charge £200 PCM

Ground rent £300 per annum

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

## LEASE

Approximately 119 years remaining.

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## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

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## DISTANCE TO STATIONS

Ruislip (0.05 miles) - Metropolitan and Piccadilly  
Ruislip Manor (0.3 miles) -

Metropolitan and Piccadilly  
West Ruislip (0.7 miles) - Central and Chiltern Railways



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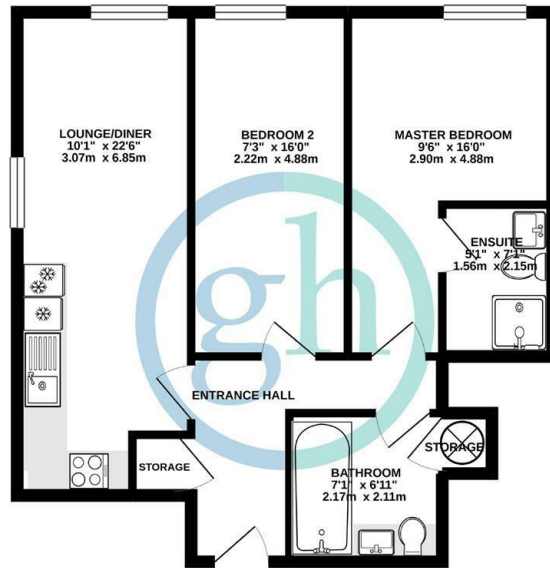
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GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA 568 sq.ft. (52.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of data, volumes, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, engineers and appliances shown here are not licensed and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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