



Jasmin Close, Middlesex, HA6 1DH  
£200,000





NO UPPER CHAIN. A spacious second floor STUDIO PLUS FLAT which is set in this popular development just a short walk from local shops, bus routes and Northwood Hills Metropolitan Line station. Ideal first time purchase or investment. The property briefly comprises : Entrance hall, lounge/bedroom, modern bathroom suite and modern fitted kitchen. The property benefits include : Electric heating and allocated parking.



## ENTRANCE HALL

Storage cupboard, doors to:

## LIVING/BEDROOM AREA

Rear aspect window with double glazing, side aspect window with double glazing, fitted storage, electric radiator, doors to:

## KITCHEN

Side aspect window with double glazing, tiled flooring, range of

base and eye level units, stainless steel sink and drainer, space for washing machine and fridge freezer, electric hob and cooker, part tiled walls.

## BATHROOM

Part tiled walls, tiled flooring, fitted bath, wash hand basin, low level wc.

## DISTANCE TO STATIONS

Northwood Hills (0.3 Miles) -  
Metropolitan  
Northwood (0.7 Miles) -  
Metropolitan

## PARKING

Allocated parking.

## COUNCIL TAX

London Borough of Hillingdon -  
Band B - £1,062.41

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

## OUTGOINGS

Ground rent due as at  
29/09/2024 - £33.50.  
Service charge for half year 25th  
March to 28th September 2024 -  
£522.00.

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## LEASE

125 years from 29.9.1986  
(approximately 87 years

remaining).

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92 High Street, Ruislip, Middlesex, HA4 8LS

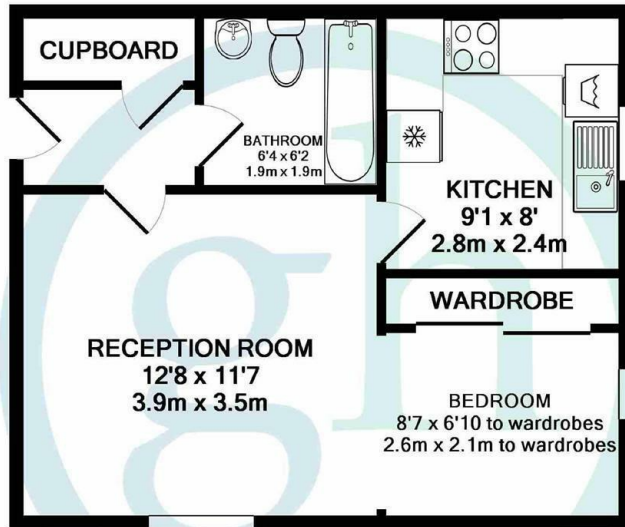
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TOTAL APPROX. FLOOR AREA 377 SQ.FT. (35.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	