



Ickenham Road, Ruislip, HA4 7BZ



gibsonhoney

NO UPPER CHAIN. SHARE OF FREEHOLD. A quite outstanding property set in this exclusive development of just five apartments. Situated in this highly convenient location just at the top of Ickenham Road this beautiful flat briefly comprises: Two double bedrooms, modern bathroom suite and stunning kitchen open planned with the living accommodation. The property benefits from double glazed windows and a recently fitted combi boiler. Externally there are well maintained communal gardens and garage along with one allocated parking space.

Fiveways is a short walk Ruislip High Street with it's local amenities such as Waitrose supermarket, doctors surgery, schools such as Bishop Ramsey and the bustling High Street itself which offers a good range of local shops, and bus routes. It is also ideally located for both Ruislip (Metropolitan and Piccadilly lines) and West Ruislip (Central line and overground) stations.



ENTRANCE HALL

Front aspect double glazed window, coved ceiling, storage cupboard, radiator, doors to;

BEDROOM ONE

Side aspect double glazed windows, radiator.

BEDROOM TWO

Side aspect double glazed window, fitted storage, radiator.

KITCHEN

Front aspect double glazed window, laminate flooring, a range of base level and eye level units, fitted fridge freezer, fitted washing machine, fitted dishwasher, stainless steel inset sink, integrated oven with four gas hob rings, extractor hood, downlighting, leading to:

LIVING ROOM

Front aspect double glazed window, rear aspect double glazed window, coved ceiling, radiators x 2.

BATHROOM

Tiled floors, part tiled walls, fitted bath, fitted wash hand basin, low level w/c, storage cupboard, radiator, hatch to loft space.

COMMUNAL GARDENS

Laid to lawn.

PARKING

One allocated space.

OUTGOINGS

Service Charge: £150 per calendar month.

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

LEASE

Running alongside with 956 years remaining.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,863.91

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DSITANCE TO STATIONS

Ruislip (0.4 Miles) - Metropolitan/Piccadilly
Ruislip Gardens (0.4 Miles) - Central Line
Ruislip Manor (0.8 Miles) - Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

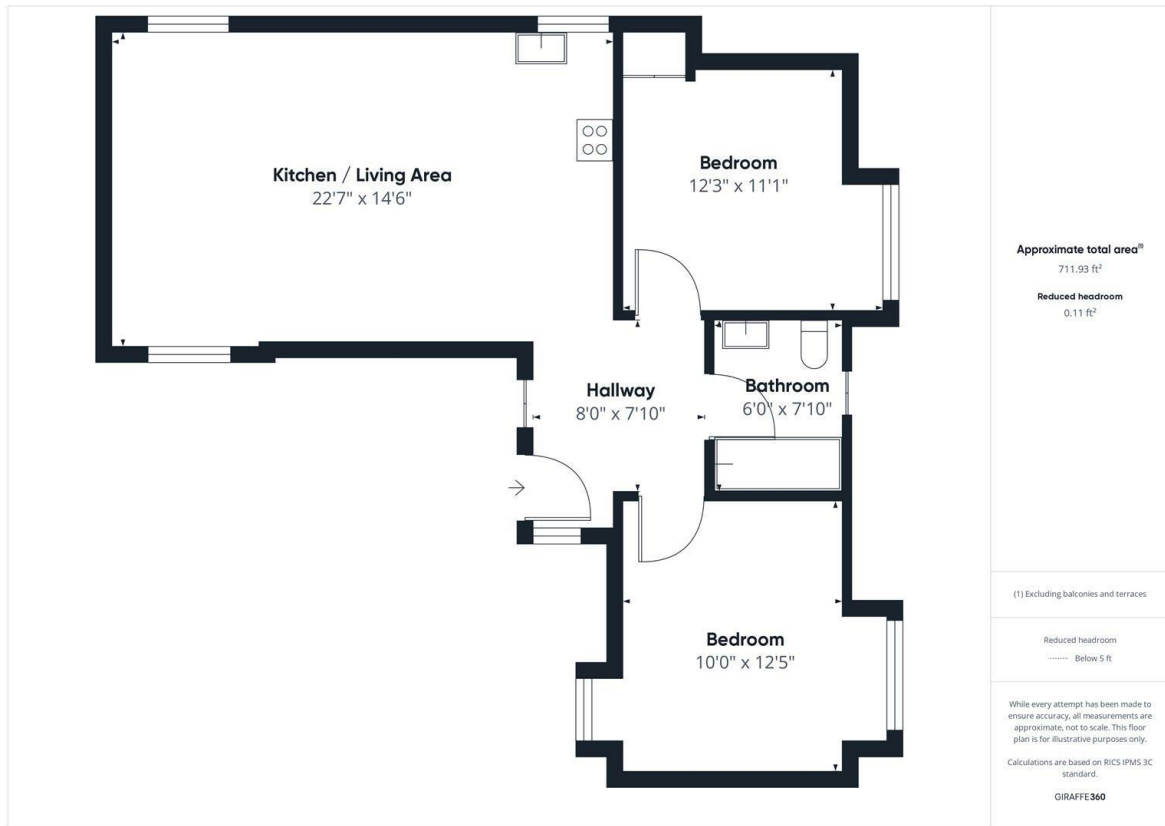
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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | |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



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