



Ickenham Road, Ruislip, HA4 7BA

Set in the Thomas More Building in the heart of Ruislip High Street offering a most convenient & highly sought after location is this luxury & executive flexible one/two bedroom penthouse (currently set up as a one bedroom) with the possibility to convert to a three bedroom *Subject to consent and additional separate study space. Offering stunning panoramic views over Ruislip & it's surrounding areas through it's floor to ceiling windows this property briefly comprises secure communal entrance with lift access, master bedroom with a range of built in wardrobes and a recently refurbished en-suite bathroom, second double bedroom in the mezzanine , additional family bathroom, spacious open planned living/dining room with high ceilings a 6ft chandelier and separate modern fitted kitchen with a range of integrated appliances. The property benefits include: entrance hallway, double glazing, under floor heating (en suite), Recent new carpets and designer wall paper; superb location, allocated parking and a large balcony area with views all the way to the chilterns on a clear day and beautiful sunsets. Located on Ickenham Road, this property enjoys splendid access to local amenities, all of them just a short walk away on Ruislip High Street. Ruislip and West Ruislip train stations offer 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

Electric radiator, storage cupboard, storage cupboard housing megaflo tank, stairs to bedroom two, doors to:

LIVING ROOM

Rear aspect double glazed windows, electric radiator x 2, rear aspect double glazed door to balcony.

KITCHEN

Part tiled walls, a range of base and eye level units, one and a half stainless steel sink with drainer, space for washing machine, integrated appliances including: dishwasher, fridge freezer and electric oven. Induction hob with extractor hood, electric radiator, downlighting.

BEDROOM ONE

Rear aspect windows, electric radiator. built in wardrobes, door to:

ENSUITE

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

BEDROOM TWO

Skylight, built in wardrobes, eaves storage.

BATHROOM

Tiled flooring, part tiled walls, shower cubicle with digital shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting, under floor heating, tv, heated towel rail.

PARKING

One allocated parking space.

LEASE

125 years from 2002.

N.B. WE RECOMMEND YOUR

SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

OUTGOINGS

Service Charge: £1,950 per annum.

Ground Rent: £250 per annum.

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COUNCIL TAX

London Borough of Hillingdon - Band G - £2764.77 per annum.

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DISTANCE TO STATIONS

Ruislip (0.2 Mi) -
Metropolitan/Piccadilly
Ruislip Manor (0.5 Mi) -
Metropolitan/Piccadilly
West Ruislip (0.6 Mi) - Central
Line/Chiltern Railways




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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>57</p>	<p>71</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	



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