



Pembroke Road, Ruislip, HA4 8NJ

NO UPPER CHAIN. We are delighted to present to the market this well proportioned Top Floor apartment set on Ruislip High Street offering stunning panoramic views over Ruislip & it's surrounding areas. Perfect for both first time buyers and investors alike, this one bedroom apartment in Kings Lodge briefly comprises: spacious 16'3ft lounge/dining room, fitted kitchen, modern bathroom suite and master bedroom. Set in this modern and popular gated development in the heart of Ruislip High Street and a stones throw from Ruislip train station the property also benefits from double glazing, entry phone system, lifts, allocated parking, roof top terrace located adjacent from the apartment within 7 meters, concierge service and gym. The property is also ideally located for the A40/M40 and M25 road links, offering easy and swift access to London and the surrounding Home Counties.



ENTRANCE HALL

Laminate effect flooring, storage cupboard housing tank, coved ceiling, electric storage radiator, doors to:

LIVING/DINING ROOM

Front aspect double glazed leaded light Juliet balcony, laminate effect flooring, coved ceiling, feature electric fireplace, storage electric radiator.

KITCHEN

Tiled flooring, part tiled walls, downlighting, a range of base and eye level units, stainless steel sink with drainer, induction hob, extractor hood, space for appliances including fridge freezer, washing machine and dishwasher.

BEDROOM

Front aspect double glazed leaded light window, electric storage radiator, coved ceiling.

BATHROOM

Part tiled walls, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting, wall mounted electric heater.

ALLOCATED PARKING

One space.

OUTGOINGS

Ground Rent: £75 per annum
Maintenance: £3000 per annum

N.B. WE RECOMMEND THAT
YOUR SOLICITOR VERIFIES
THESE DETAILS BEFORE
EXCHANGE OF CONTRACTS.

COUNCIL TAX

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

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LEASE

974 years remaining.

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DISTANCE TO STATIONS

Ruislip (0.1 mi) - Metropolitan Line
Ruislip Manor (0.4 mi) -
Metropolitan Line
West Ruislip (0.8 mi) - Central
Line

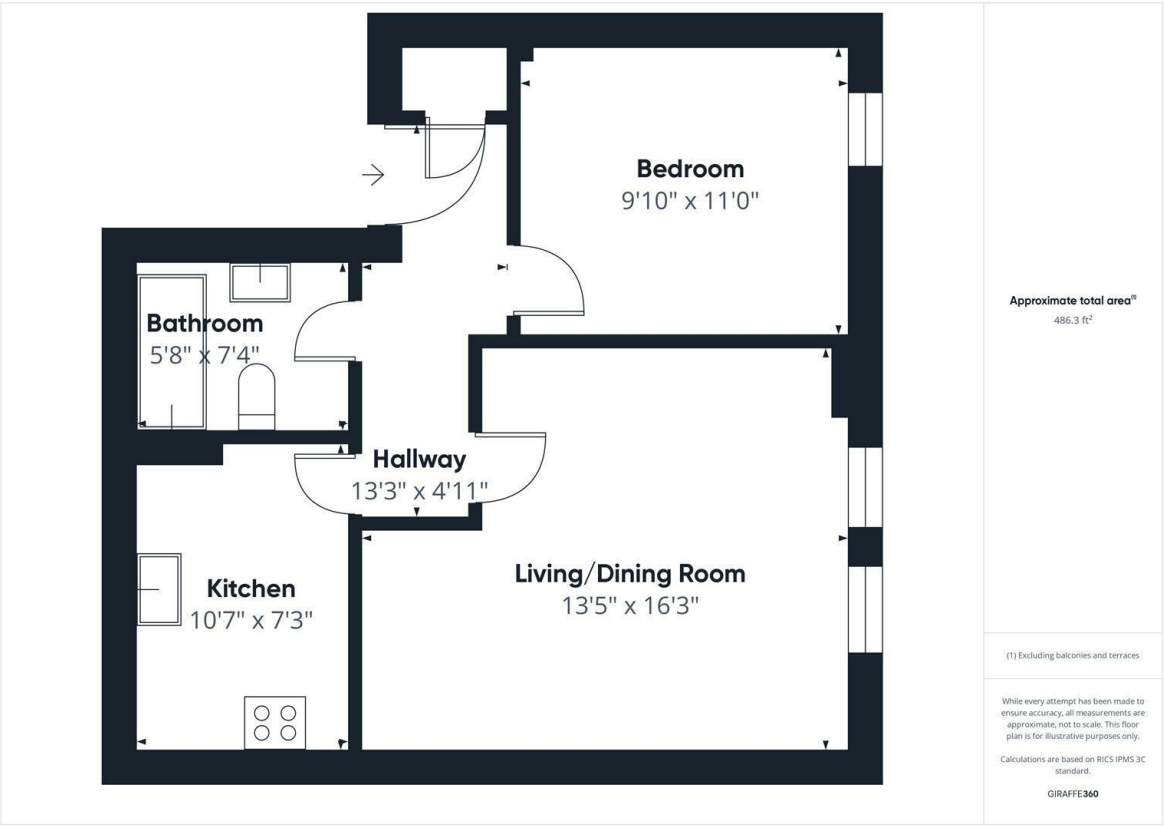



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		83	86
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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