



Thomas More, Ruislip, HA4 7BA



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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 two bedroom penthouse . 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 walk-in wardrobe area which includes double fitted wardrobes & a glass brick feature wall with en suite bathroom, second double bedroom in the mezzanine , family bathroom, spacious open planned living room and kitchen. The property benefits include: entrance hallway, double glazing, electric heating, superb location, allocated parking and a large balcony area with views all the way to London on a clear day. 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

Front aspect door, security intercom, wooden flooring, cupboard housing electric water cylinder, electric radiator, doors to:

BATHROOM

Tiled flooring, part tiled walls, vanity unit incorporating wash hand basin, low level wc, walk in shower cubicle with shower attachments and mixer taps, heated towel rail.

LIVING ROOM

Rear aspect double glazed windows, laminate effect flooring, electric radiator, double glazed sliding doors to balcony, stairs with built in storage to mezzanine, space to:

KITCHEN

Front aspect double glazed window, tiled flooring, a range of base and eye level units, radiator, four electric hob rings, extract

fan hood, downlighting, space for a range of appliances including; oven cooker, washing machine, dishwasher and fridge freezer.

BEDROOM ONE

Rear aspect double glazed window, dual aspect double glazed frosted windows, rear aspect double glazed doors to balcony, laminate effect flooring, built in wardrobes, door to:

ENSUITE

Tiled flooring, vanity unit incorporating wash hand basin, low level wc, panel enclosed bath with shower attachment and mixer taps.

MEZZANINE

Skylights, downlighting, eves storage, radiator.

BALCONY

Wrap around balcony, seating area.

LEASE

105 years remaining.

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

OUTGOINGS

Service Charge: £1680 per annum which includes; common areas, cleaning and maintenance.

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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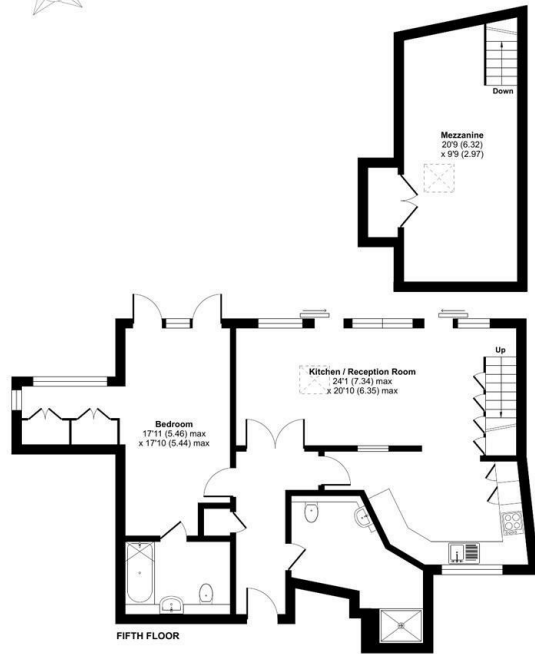
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Ickenham Road, Ruislip, HA4

Approximate Area = 1066 sq ft / 99 sq m
For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © redroom 2022. Produced for Gibson Honey. REF: 880733

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(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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