



Kings Lodge, Ruislip, HA4 8NJ  
£795,000



**\*NO UPPER CHAIN\*** Set in the Kings Lodge building off of Ruislip High Street offering a most convenient & highly sought after location is this luxury & executive two bedroom penthouse apartment. Offering stunning panoramic views over Ruislip & it's surrounding areas, this stunning property briefly comprises; secure communal entrance with lift access, gym access, concierge, master bedroom with en suite bathroom, second bedroom, family bathroom suite, spacious open planned living/dining room and separate fitted kitchen. The property benefits include: entrance hallway, double glazing, superb location, utility room, allocated parking, garage, abundance of storage space and a large balcony area with excellent views. 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 is ideally located for the A40/M40 and M25 road links, offering easy and swift access to London and the surrounding Home Counties.



### ENTRANCE HALL

Front aspect door, coved ceiling, wooden flooring, cupboard housing electric water cylinder, storage cupboard, under stairs cupboard, electric radiator, doors to:

### BEDROOM ONE

Dual aspect double glazed windows, electric heater, coved ceiling, door to:

### ENSUITE

Tiled flooring and walls, wash hand basin, low level wc, shower cubicle, electric heater.

### BEDROOM TWO

Side aspect double glazed window, coved ceiling, electric heater.

### BATHROOM

Tiled flooring and walls, downlighting, vanity unit incorporating wash

hand basin, low level wc, panel enclosed bath with shower attachments and mixer taps, heated towel rail.

### FIRST FLOOR LANDING

Rear aspect double glazed doors leading to private balcony, storage cupboard, downlighting, coved ceiling, electric heater, coved ceiling, french doors leading to;

### LIVING / DINING ROOM

Dual aspect double glazed windows, side aspect double glazed doors leading to shared balcony, electric heater x2, coved ceiling.

### KITCHEN

Rear aspect double glazed window, rear aspect double glazed door to private balcony, a range of base and eye level units, electric heater, four electric hob rings, extract fan hood, downlighting, space for a range of appliances including; oven cooker, washing machine, dishwasher and fridge freezer.

### UTILITY ROOM

Range of base and eye level units, stainless steel sink, space for washer/dryer.

### BALCONY

### LEASE

973 years remaining.

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

### OUTGOINGS

Service Charge: £660 pcm which includes; communal areas, cleaning and maintenance.

Ground Rent: £150 per annum

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### COUNCIL TAX

London Borough of Hillingdon - Band G - £3,106.48 per annum.

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### DISTANCE TO STATIONS

Ruislip (210 ft) -  
Metropolitan/Piccadilly  
Ruislip Manor (0.5 Mi) -  
Metropolitan/Piccadilly  
West Ruislip (0.9 Mi) - Central  
Line/Chiltern Railways



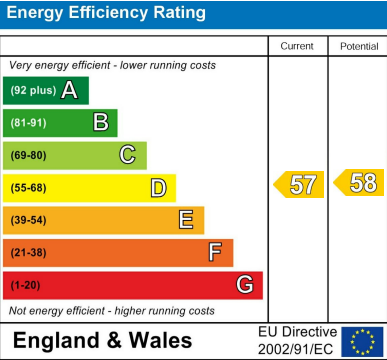
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