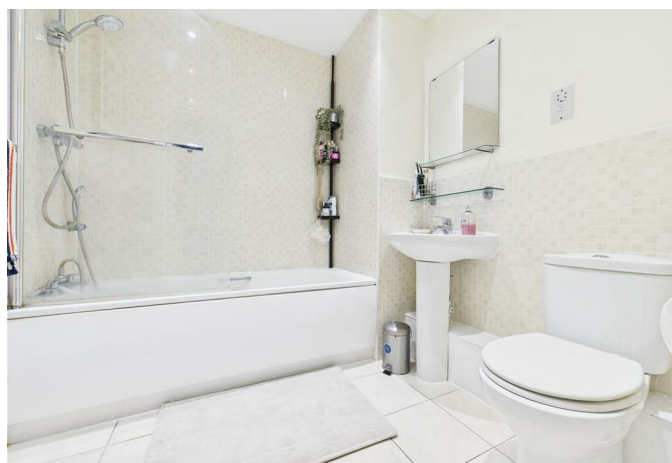
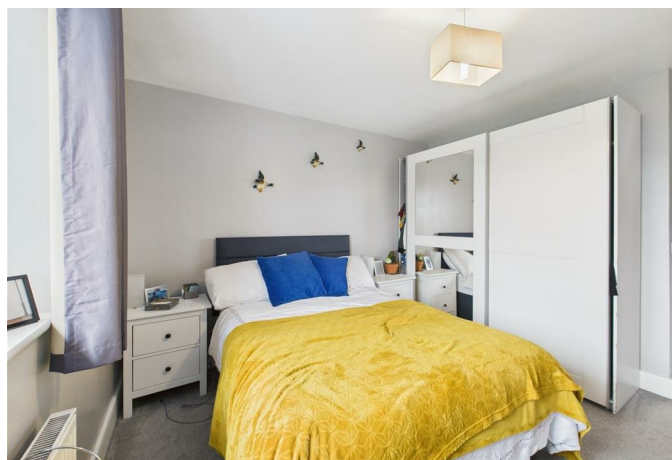




Coleridge Drive, Ruislip, HA4 8GT

Gibson Honey are delighted to present to the market this well presented luxury apartment located in the stylish Pembroke Park development. This stunning property briefly comprises: lounge/diner open planned with modern fitted kitchen, beautiful family bathroom suite and spacious double bedroom. This property benefits from communal gardens, allocated parking, double glazing and gas central heating. The property is situated less than a mile from Ruislip Manor and Eastcote's bustling high streets where a vast array of shops, restaurants and coffee bars can be found as well as the Metropolitan/Piccadilly line station with swift and regular connections to Baker Street and the City.





## ENTRANCE HALL

Radiator, loft hatch, doors to;

## KITCHEN/LIVING AREA

Front aspect double glazed windows, radiator, part tiled flooring, a range of base and eye level units, integrated fridge/freezer, oven with four gas hob rings, extractor fan, downlighting.

## BEDROOM

Front aspect double glazed window, radiator.

## BATHROOM

Tiled flooring, part tiled walls, panel enclosed bathtub with mixer tap and shower attachment, radiator, wash hand basin, low level w/c.

## PARKING

One allocated space.

## OUTGOINGS

Service Charge - £129 p.c.m

Ground Rent - £200 yearly

## LEASE

109 years remaining.

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

## COUNCIL TAX

London Borough of Hillingdon -  
Band C - £1,735.45

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

## DISTANCE TO STATIONS

Eastcote (0.4 Miles) -  
Metropolitan/Piccadilly  
Ruislip Manor (0.7 Miles) -  
Metropolitan/Piccadilly

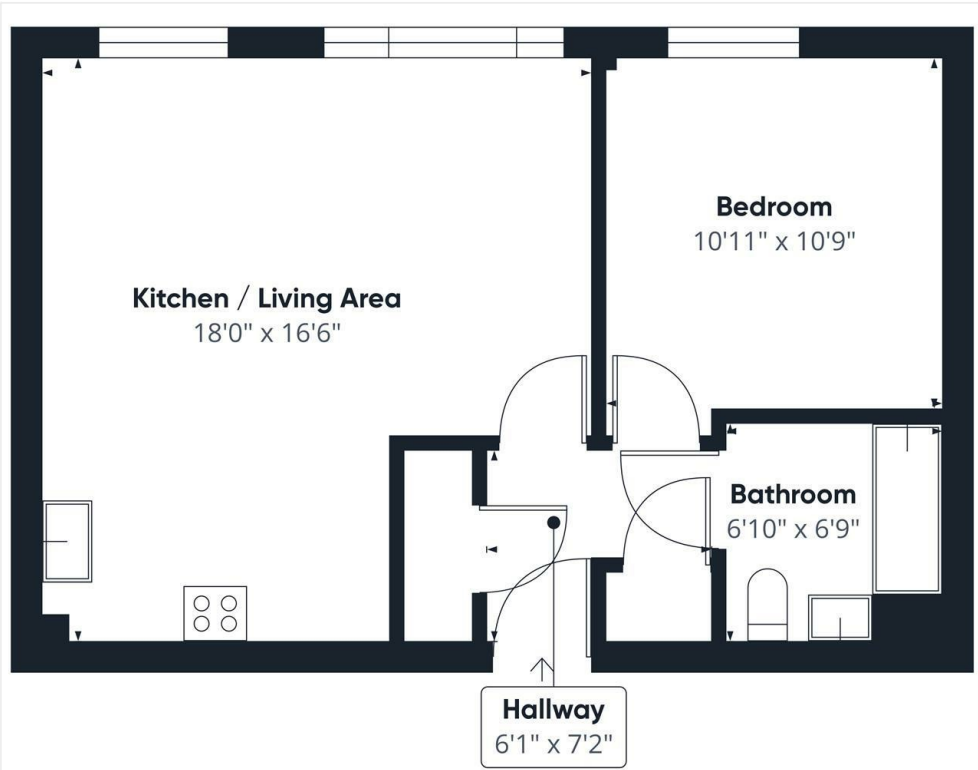


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Approximate total area<sup>®</sup>  
483.62 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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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