



Abercorn Grove, Ruislip, HA4 7YP
£240,000



Gibson Honey are delighted to present to the market this well proportioned one bedroom ground floor maisonette in the sought after North Ruislip area, without the encumbrance of an upper chain. This great sized property briefly comprises: One double bedroom, spacious living room, fitted kitchen and modern bathroom suite. The property benefits include: Double glazing, communal garden, allocated parking and a long lease. Ruislip's bustling High Street is only a short distance away which offers a wide variety of enticing shops and restaurants to include Waitrose Supermarket, Granero Lounge, Cafe Rouge and numerous coffee bars. There is also a service station at the end of the road that includes an M&S store and a cash machine. There is a bus service a few minutes walk away and the Metropolitan/Piccadilly Line Station at Ruislip offers a swift and regular service into Central London and The City. Ruislip Lido is with striking distance which offers fun for all the family and a stunning scenic route. The property is also ideally situated for the highly regarded Whiteheath primary school.



LIVING ROOM

Front aspect double glazed window, laminate effect flooring, electric heaters, storage cupboard, space to:

KITCHEN

Front aspect double glazed window, tiled flooring, part tiled walls, a range of base and eye level units, integrated oven, electric hob with four rings, extractor fan hood, space for appliances including washing machine and fridge freezer.

BEDROOM

Rear aspect double glazed windows, a range of fitted wardrobes.

BATHROOM

Side aspect double glazed window, laminate effect flooring, panel enclosed bath with shower attachment and mixer taps, low level wc, vanity unit incorporating wash hand basin.



FRONT

Front aspect door.

COMMUNAL GARDEN

Mainly laid to lawn.

ALLOCATED PARKING

For one vehicle

OUTGOINGS

Service charge - £145 per calendar month

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.

LEASE

Approximately 147 years remaining.

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

DISTANCE TO STATIONS

West Ruislip (1.3 miles) -
Central/Chiltern
Ruislip (1.4 miles) -
Metropolitan/Piccadilly
Northwood Hills (1.5 miles) -
Metropolitan

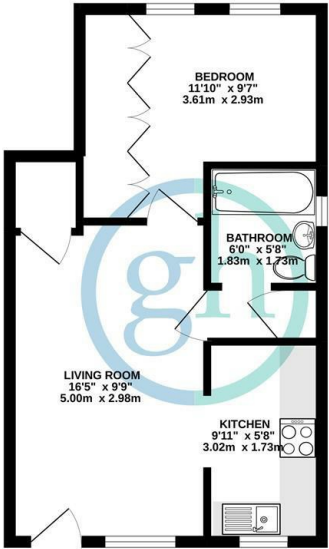
92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk


www.gibsonhoney.co.uk

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 424 sq.ft. (39.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 5.0.0.2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.