







NO UPPER CHAIN. A spacious and light-filled two bedroom split level apartment set in this ultra-convenient location ideal for investors and first time buyers alike. Just a short stroll from West Ruislip station, this property briefly comprises: lounge/diner, fitted kitchen, bathroom suite and two bedrooms. Located just moments from the Central line and Chiltern Railways. Ruislip station (Metropolitan & Piccadilly) is also within walking distance, along with Ruislip's bustling High Street, offering multiple shopping facilities to include Waitrose, Co Op, Sainsburys Local and numerous restaurants. The A40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.







FNTRANCE HALL

Front aspect frosted double glazed door, front aspect double glazed window, coved ceiling, laminate effect flooring, fitted storage, doors to:

KITCHEN

Front aspect double glazed window, tiled floors, part tiled walls, a range of base level and eye level units, wall mounted boiler,



LIVING ROOM

Rear aspect double glazed window, radiator x2, coved ceiling, laminate effect flooring, under stair storage.

LANDING

Loft hatch, fitted storage, storage cupboard, doors to:

BEDROOM OME

Rear aspect double glazed window, double radiator, coved ceiling, fitted storage cupboard.



BEDROOM TWO

Front aspect double glazed window, radiator, coved ceiling, fitted storage cupboard.

BATHROOM

Front aspect frosted double glazed window, laminate effect flooring, part tiled walls, radiator, pedestal wash hand basin, panel enclosed bath with shower attachments low level wo

OUTGOINGS

Peppercorn ground rent.

Buildings insurance: Approx £1,000 per annum.

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

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80 years remaining but is being extended by an additional 99 years brining it to 179 years.

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DISTANCE TO STATIONS

West Ruislip (0.1 Miles) -Central/Chiltern Railways Ruislip (0.6 Miles) -Metropolitan/Piccadilly Ickenham (0.7 Miles) -Metropolitan/Piccadilly

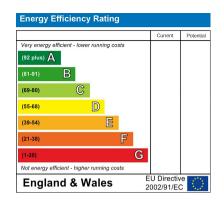
COUNCIL TAX

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

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