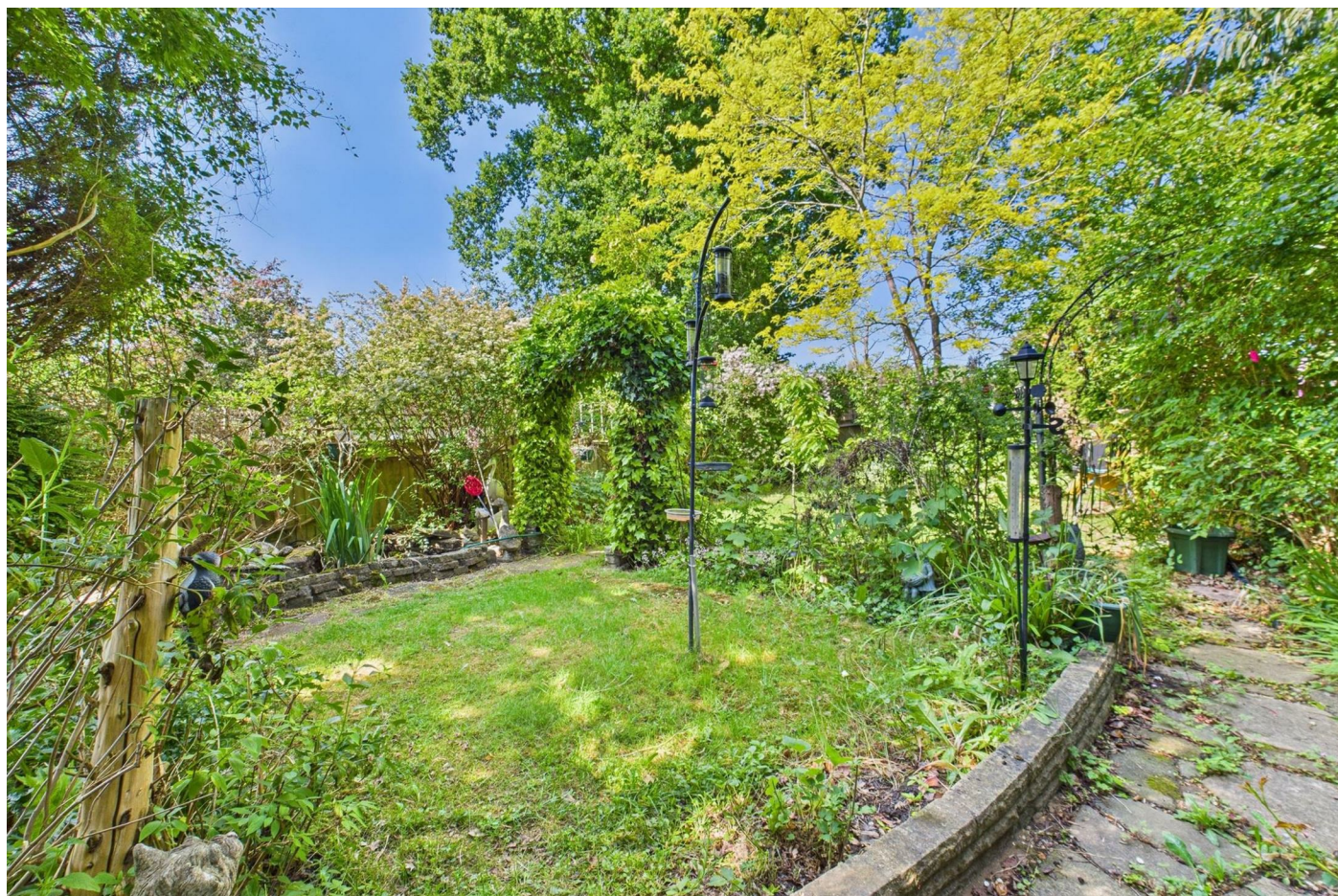




Meadway Gardens, Ruislip, HA4 7QP

NO UPPER CHAIN. We are pleased to present to the market this spacious first floor maisonette with the added bonus of a loft room. This bright and well proportioned property which is set close to Ruislip High Street briefly comprises : Two double bedrooms, good size living room, two bathroom suites and fitted kitchen. The property benefits include : Double glazing, gas central heating, 900 + year lease and larger than average 'L' shape rear garden. Set in this peaceful cul-de-sac location approximately 3/4 mile from the extensive High Street which offers a good range of local shops, bus routes and rail links (Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Whiteheath, B.W.I, Warrender (infant and junior) & Bishop Ramsey(C of E). The A40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect double glazed frosted entrance door, radiator, fitted storage cupboard, stairs and doors to:

KITCHEN

Rear aspect double glazed window, radiator, part tiled walls, a range of base and eye level units, under cabinet lighting, a range of integrated appliances including fridge, freezer, washing machine, dishwasher, four gas hob rings, oven and boiler.

LIVING ROOM

Front aspect double glazed window, radiator, electric fireplace.

BATHROOM

Rear aspect double glazed frosted window, downlighting, tiled walls, radiator, panel enclosed bath with mixer taps and separate wall mounted shower mixer unit, wash hand basin enclosed by vanity unit, low level wc



BEDROOM

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

BEDROOM

Rear aspect double glazed window, radiator, stairs to:

SECOND FLOOR LANDING

Front aspect double glazed window, door to:

LOFT ROOM

Dual aspect double glazed windows, radiator, eaves storage, door to:

SHOWER ROOM

Rear aspect double glazed window, tiled walls, radiator, walk in shower cubicle with wall mounted shower attachment, pedestal wash hand basin, low level wc

REAR GARDEN

Patio area, mainly laid to lawn, side access, well matured shrubs and borders.

LEASE

Lease has 999 years remaining from 2002.

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

OUTGOINGS

Peppercorn ground rent.

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COUNCIL TAX

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

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DISTANCE TO STATIONS

Ruislip (0.7 Miles) - Metropolitan and Piccadilly line
West Ruislip (0.8 Miles) - Central and Chiltern Line

NB

Loft room used for habitable purposes but we have not made any investigations as to whether the Local Authority consents exist for its usage.

92 High Street, Ruislip, Middlesex, HA4 8LS

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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



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