



Reservoir Road, Ruislip, HA4 7GN



NO UPPER CHAIN. SHARE-OF-FREEHOLD. A larger than average two double bedroom, two bathroom luxury apartment. This light filled apartment is set on the favoured north side of Ruislip and boasts well-maintained, spacious communal areas and a private terrace. There is plenty of privacy and little way of congestion within communal areas owing to it being a block of just 19 privately-owned flats. The property is set approximately one mile from Ruislip's extensive High Street which offers a good range of local shops, bus routes, restaurant's and rail links(Metropolitan/Piccadilly) - There is a bus stop directly outside the block giving you access to the High Street and Underground Tube station. There are a number of highly regarded schools nearby and the A40/M25 are within striking distance offering swift and easy access to Central London, the Home Counties and Heathrow. This property briefly comprises: Master bedroom with ensuite, second double bedroom, generous family bathroom, large lounge and open plan kitchen. The property benefits include: Quiet, secure living, 2 bathrooms, private balcony, consistently-maintained communal areas, elevator, secure car park with allocated space, one minute walk to Ruislip Lido and an Energy Performance certificate with a rating of 'B'.



## ENTRANCE HALL

Downlighting, radiator, storage cupboard x2, doors to:

## THROUGH LOUNGE

Front aspect double glazed door to balcony, front aspect double glazed windows, downlighting, radiator x2, through to:

## KITCHEN

Downlighting, a range of base and eye level units, integrated fridge freezer, dishwasher, oven and induction hob

## MASTER BEDROOM

Front aspect double glazed window, radiator, fitted wardrobe, door to:

## ENSUITE

Side aspect double glazed frosted window, downlighting, part tiled walls, tiled flooring, heated towel rail, shower cubicle with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc

## BEDROOM TWO

Front aspect double glazed window, radiator.

## BATHROOM

Downlighting, part tiled walls, tiled flooring, heated towel rail, panel enclosed bath with mixer taps and shower attachment, vanity unit incorporating wash hand basin, low level wc.

## BALCONY

Decking, glass enclosed.

## PARKING

Allocated parking.

## LEASE

Share of Freehold - Lease has approx 112 years remaining.

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

## OUTGOINGS

Service Charge - £2,700 per annum.

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## DISTANCE TO STATION

Northwood Hills (1.3 Miles) - Metropolitan  
West Ruislip (1.4 Miles) - Central line  
Ruislip (1.4 Miles) - Metropolitan and Piccadilly

## COUNCIL TAX

London Borough of Hillingdon - Band D - £1,952.38

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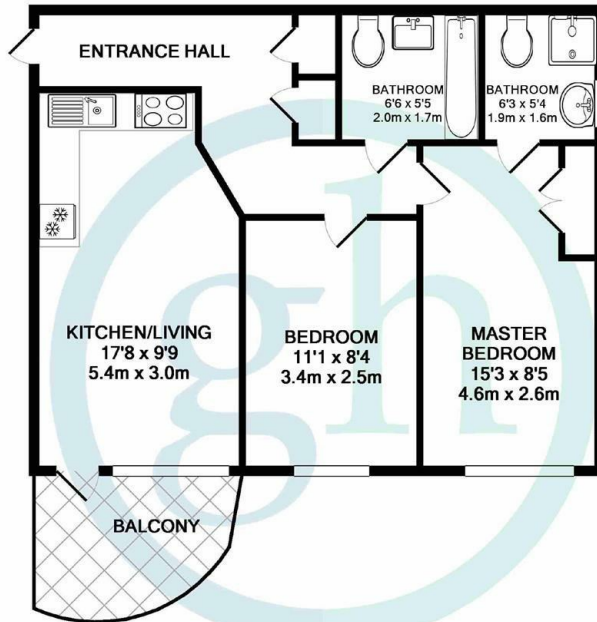
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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