



LAWRENCE RAND

Victoria Road, Ruislip
£210,000

Key Features:

- One bedroom flat, located above shops
- Open plan kitchen/lounge/diner
- In the heart of Ruislip Manor
- Close to station
- Ideal investment opportunity

A spacious one bedroom flat situated above the shops in Ruislip Manor with great access to Metropolitan and Piccadilly tube.

This spacious one bedroom flat above shops offers open plan modern living. The kitchen has a host of wall and base units with some built in appliances and there is a light bright lounge.

One double bedroom and a fully tiled modern fitted bathroom.

A well-presented three-bedroom split level flat located above shops. This property would be an ideal first time purchase or investment opportunity.

The property is accessed via a secure entrance from the rear of the shops. The flat has its own private entrance and has been tastefully decorated throughout by current owners in soft warm tones.



Location:

Situated in one of the area's most convenient locations, Victoria Road is located in the heart of Ruislip Manor. This property is perfectly positioned just moments from the area's shopping and transport facilities including Ruislip Manor's Metropolitan/Piccadilly line station. Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties.

Verified Material Information:

Council tax band: B, London Borough of Hillingdon

Council tax charge: £1449.68pa

Tenure: Leasehold 125 years

Energy Performance rating: tbc

Parking: No

Garage: No

Electricity supply: Mains electricity

Water supply: Sewerage: Mains

Heating: Central Heating

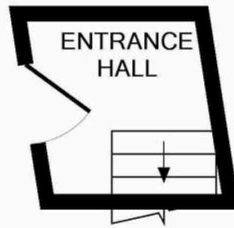
Broadband: FTTP (Fibre to the Premises)

Energy Performance rating: D

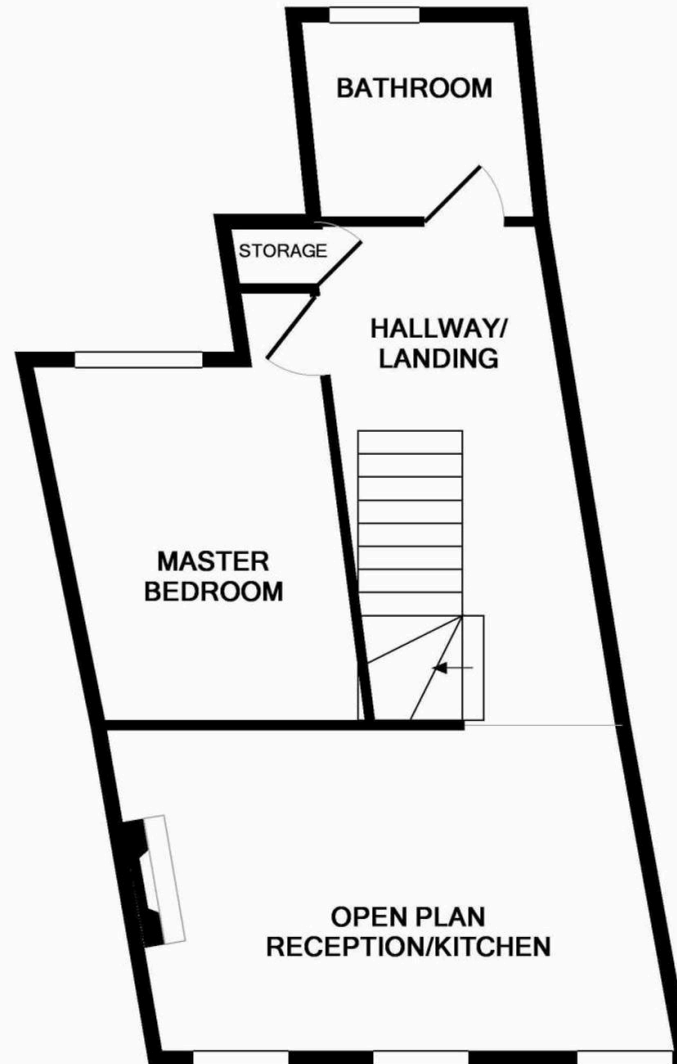
****Disclaimer:****

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





ENTRANCE FLOOR
APPROX. FLOOR
AREA 34 SQ.FT.
(3.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 490 SQ.FT. (45.5 SQ.M.)

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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Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/