



LAWRENCE RAND

Royal Crescent, Ruislip

Offers in Region of **£530,000**

Key Features:

- Mid-Terrace
- Self-Contained Annex (with Bedroom 3)
- Short Walk from Local Schools
- Close to Shops & Station
- Good Size South Facing Garden

A lovely two bedroom terraced house presented in good condition through-out with large South-facing garden and Studio with off street parking.

The property has a light, bright living room, fitted kitchen/diner, two double bedrooms on the first floor, along with the modern family bathroom. A fantastic feature of this property is the south facing garden and the self-contained annex - offering a convenient third bedroom or versatile living space for guests. The south-facing garden, provides ample room for outdoor leisure and entertainment and access into the annex - which can also be accessed directly from the rear service road. With driveway parking to the front adding an element of convenience, allowing for easy access to the property and plenty of space for vehicles.

Royal Crescent is a popular residential road, being just a short walk from local primary & secondary schools. Residents will appreciate the proximity to shops, bus routes and the station, ensuring daily necessities and commuting needs are easily met.



Verified Material Information:

London Borough of Hillingdon

Council tax band: D

Council tax annual charge: £1659

Tenure: Freehold

Energy Performance rating: TBC

Suppliers:

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

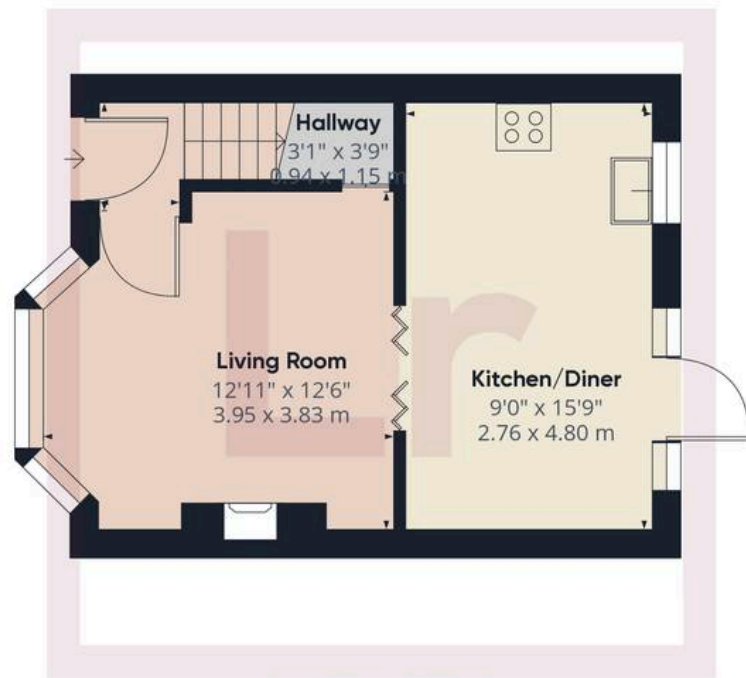
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

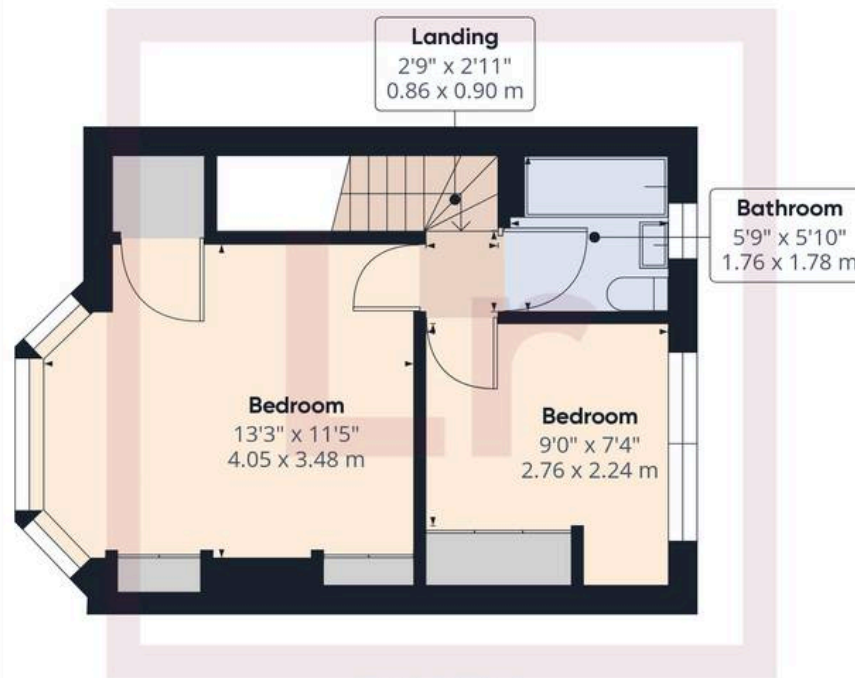
Disclaimer:

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.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

836.84 ft²

77.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Lawrence Rand

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