



**LAWRENCE RAND**

**Kings Lodge Pembroke Road, Ruislip**

Guide Price **£412,000**



## Key Features:

- 4TH FLOOR (WITH LIFT)
- TWO SHOWER ROOMS (ONE ENSUITE)
- LIGHT & AIRY DUAL ASPECT RECEPTION ROOM
- MODERN FITTED KITCHEN
- RECENTLY DECORATED THROUGHOUT
- SPACIOUS COVERED CORNER PARKING SPACE
- MOMENTS TO WAITROSE SUPERMARKET & RUISLIP HIGH STREET

Situated in a sought-after location, this chain free two double bedroom apartment offers an enticing blend of space, style, and convenience. Boasting a prime position on the 4th floor of a well-maintained building with a lift. The property features a bright and airy dual-aspect reception room that creates a welcoming atmosphere, a modern fitted kitchen, two double bedrooms, with one benefitting from an ensuite shower room for added convenience. An additional shower room serves the second bedroom and guests alike. The property comes with a spacious covered corner parking space, providing secure and easy parking for residents.

For those who value proximity to amenities, this residence is ideally located just moments away from Waitrose supermarket and Ruislip High Street, offering a variety of shopping, dining, and entertainment options at your doorstep. Transport links are excellent with the Metropolitan/Piccadilly Line Station just a stones throw away offering swift and regular connections to Baker Street & The City.



**Verified Information:**

Council tax band: E

Council tax annual charge: £2386 per year

Length of lease: 900+ years

Service charge yearly: £3,900 (approx)

Ground rent charge yearly: £125

Parking: Allocated parking space

Property construction: Standard form

Energy Performance rating: B

**Suppliers:**

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

Heating: Gas Central

**Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

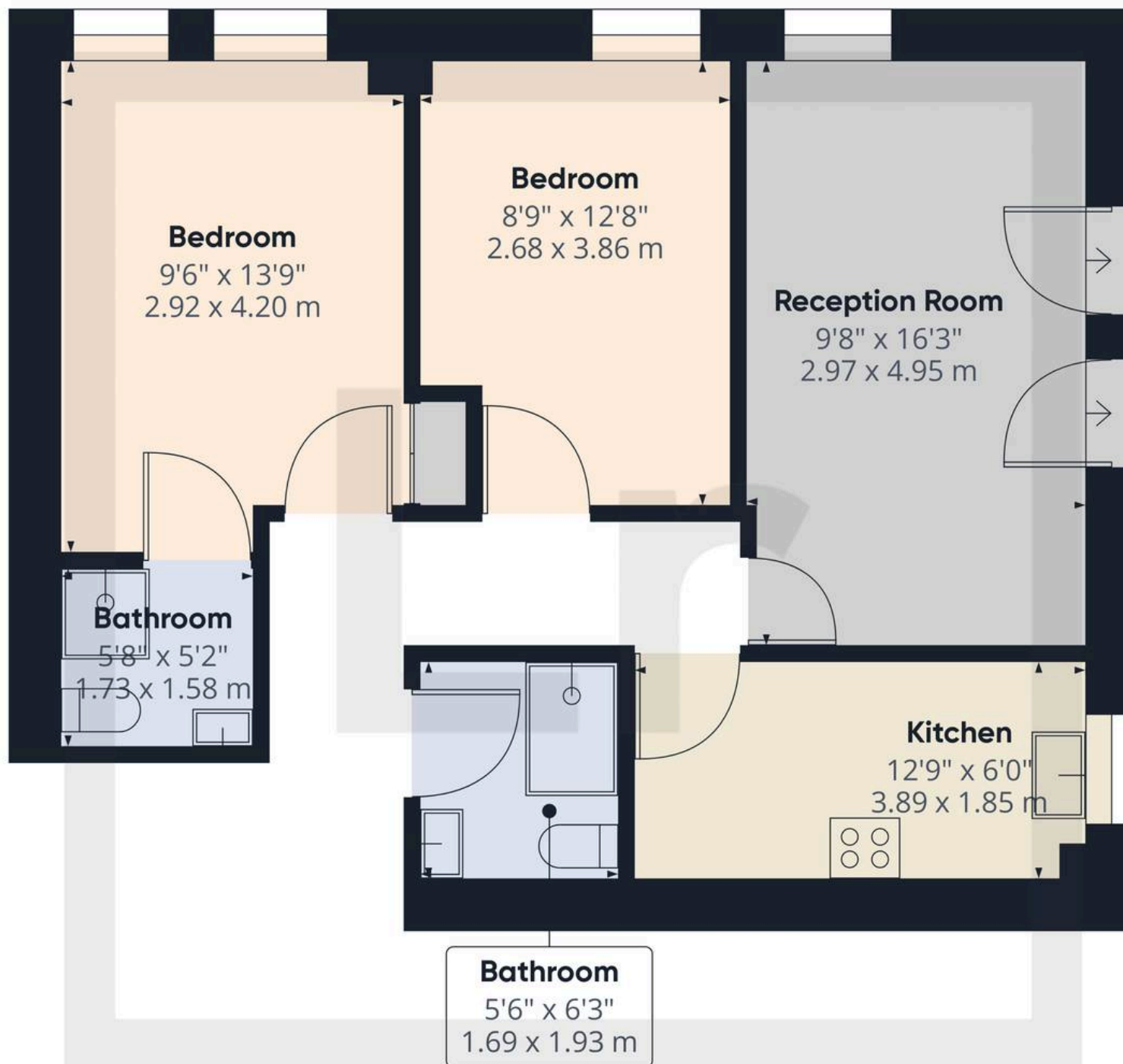
Mobile coverage: O2 - Excellent, Vodafone - Excellent,  
Three - Excellent, EE - Excellent

**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.







**Approximate total area<sup>(1)</sup>**

556.82 ft<sup>2</sup>

51.73 m<sup>2</sup>

(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.

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## Lawrence Rand

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