



## 108a Pembroke Road, Ruislip

£285,000 Leasehold

Two bedroom split level maisonette • Large roof terrace • New lease upon completion • No chain



Two bedroom split-level maisonette with large terrace located close to amenities with large roof terrace and new lease upon completion. (There is potential to split into three bedrooms).

Council Tax band: C

Tenure: Leasehold



Pembroke Road is located within minutes of Ruislip Manor with its shopping and transport facilities including Metropolitan and Piccadilly Line Stations which offer services into London in less than an hour. 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:

Energy Performance rating: TBC

Council tax band: C

London Borough of Hillingdon

Council tax annual charge: £1656.80 per annum

Length of lease: New lease on completion

Service charge yearly: £1682.30pa (included Buildings Insurance, Ground rent LED flashing to walkway and management fee)

Electricity supply: Mains Electricity

Solar Panels: No

Other electricity sources: No

Water supply: Sewerage: Mains

Heating: Central heating

Broadband: FTTP (Fibre to the Premises)

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

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Ground Floor



Floor 1

You can include any text here. The text can be modified upon generating your brochure.