



LAWRENCE RAND

Highgrove House Lidgould Grove, Ruislip

In Excess of £350,000

Key Features:

- Stunning one bedroom apartment in a Grade II listed building
- First floor
- Open plan kitchen/lounge/diner
- Sought after development
- Beautifully kept communal grounds
- Allocated parking space
- Close proximity to Ruislip high street amenities, shops, transport links as well as Eastcote
- 111 year lease
- Located in this sought after, prestige development

Nestled within a charming Grade II listed building, this stunning one-bedroom apartment on the first floor offers a blend of historic charm and modern comfort. The open plan kitchen, lounge, and diner provide a spacious and inviting atmosphere, perfect for entertaining guests or relaxing in style. Enjoy the convenience of beautifully kept communal grounds and your own allocated parking space in this sought-after development.

Ruislip High Street is just moments from both 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:

Local authority: Hillingdon

Council tax band: D

Length of lease: 111 years remaining, service charge yearly: £3932.21, ground rent charge yearly: £350 which includes water rates

Suppliers:

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

Heating: Gas central heating

Broadband & mobile coverage:

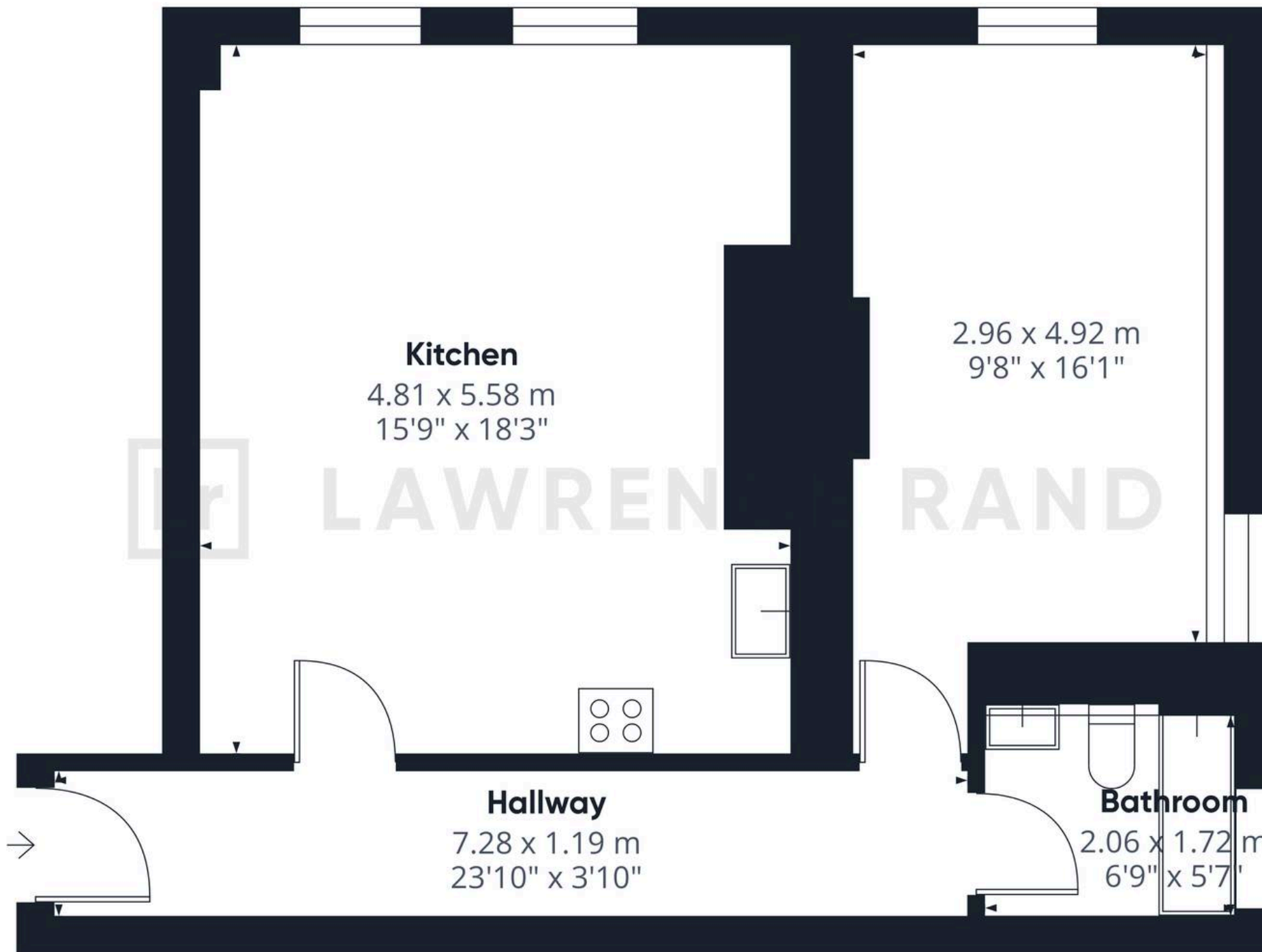
Broadband: FTTP (Fibre to the Premises)

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.







Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

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