



**LAWRENCE RAND**

**Lime Court Lime Grove, Ruislip**

Offers in excess of **£425,000**

## Key Features:

- Immaculate two bedroom first floor maisonette
- Large private rear garden
- Modern kitchen
- Shower room
- Walking distance to Eastcote high street, shops & amenities
- Garage
- Comes with a long lease
- Storage shed with power
- Part boarded loft space with full power

Located in the heart of Eastcote, this immaculate two bedroom first-floor maisonette is a true gem waiting to be discovered. As you step inside, you are greeted by an light filled living space that effortlessly combines style and comfort.

The newly fitted modern kitchen has a range of wall and base units and integral appliances. The fully tiled shower room offers a touch of luxury, providing a relaxing retreat after a long day. Both bedrooms are spacious and bright, offering a peaceful sanctuary to rest and rejuvenate. Steps lead down to a large private rear garden, with a storage shed benefitting from full power. With the added bonus of a garage, parking will never be a hassle again. Plus, the property comes with a long lease, and loft space.





**Location:**

Lime Grove is located within easy reach of excellent shops and transport facilities at both Eastcote and Ruislip can be found to include the Metropolitan/Piccadilly line.

**Verified Material Information:**

Tenure: Leasehold

Length of Lease: 122 years

Service charge yearly: £198pa

Local: authority: Hillingdon

Council tax band: C

Council tax annual charge: £1656.80

**Suppliers:**

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

Heating: Gas central heating

**Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

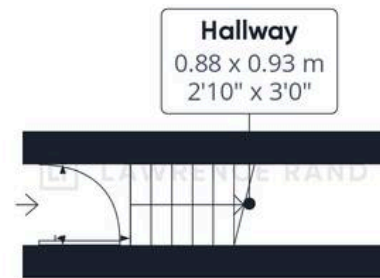
Mobile coverage: O2 - Excellent, Vodafone - Excellent,  
Three - Excellent, EE - Excellent

**Disclaimer:**

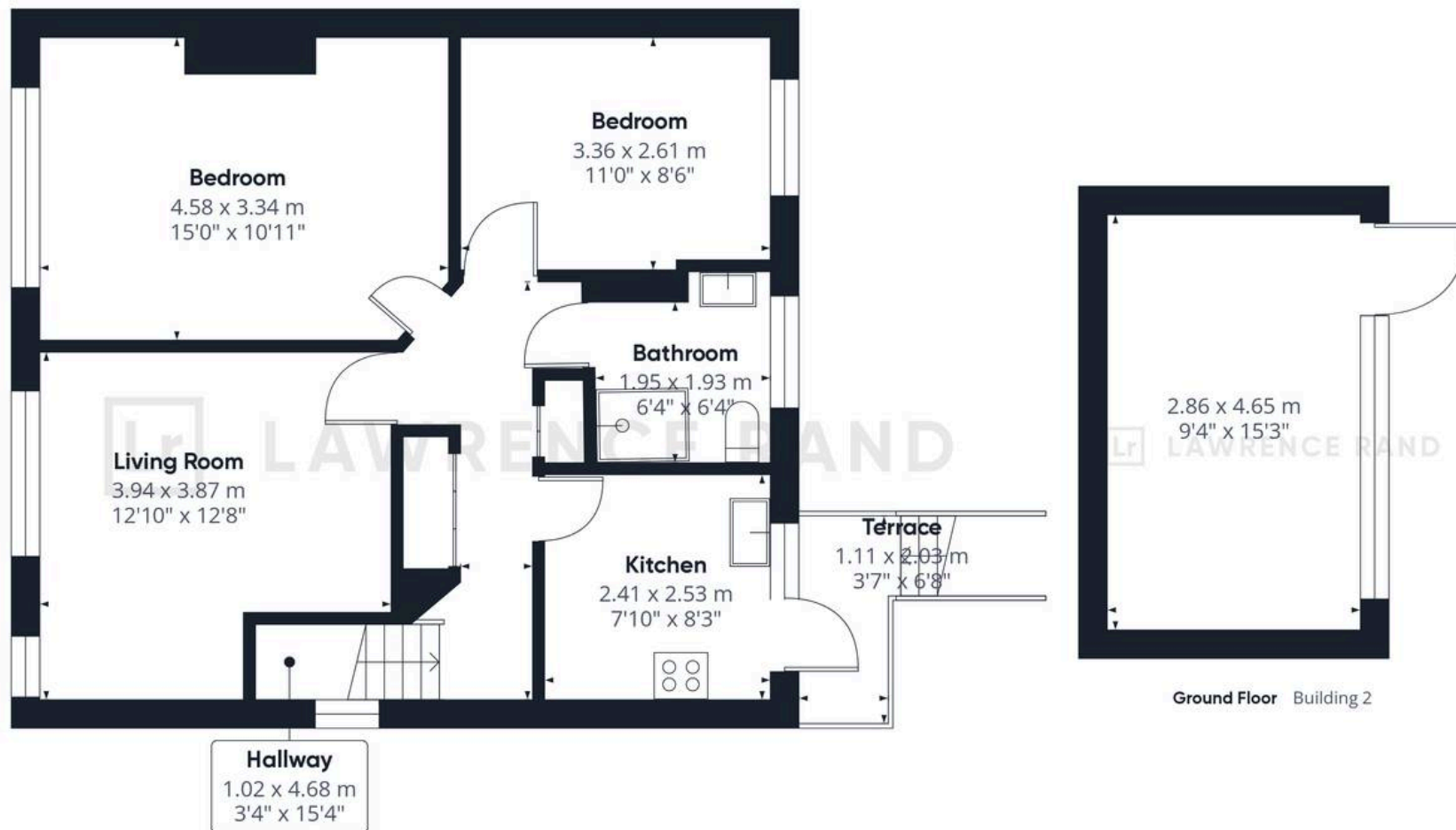
While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that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







Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1





## Lawrence Rand

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