



LAWRENCE RAND

Stafford Road, Ruislip

In Excess of **£300,000**

Key Features:

- Modern shower-room
- Bright and airy reception room with ample living space
- Located moments from Ruislip Gardens Station (Central Line)
- Exceptionally spacious two double-bedroom first-floor maisonette
- Modern fitted kitchen with contemporary units and finishes
- Private rear garden ideal for relaxing or entertaining
- Own front door and private entrance
- Within catchment for highly regarded local schools, including Ruislip Gardens Primary and Ruislip High

An exceptionally spacious two double-bedroom first-floor maisonette within easy reach of Ruislip Gardens tube and amenities.

The property accommodation comprises; communal entrance with stairs to first-floor. Own entrance with hallway and doors to all rooms, spacious reception, modern kitchen, two double bedrooms and shower-room. To the rear is a private rear garden.

Stafford Road is just moments from both shopping and transport facilities, including Ruislip Gardens station which operates a Central Line service into the heart of London. Metropolitan and Piccadilly Line Stations are also accessible locally. Alternatively for the motorist the A40/Western Avenue is just a short drive away.



Verified Material Information:

Tenure: Leasehold

Years remaining on lease: 86 years

Service charge £75.00 pcm

Ground rent: £10.00 per year

Local authority: Hillingdon

Council tax band: C

Council tax annual charge: £1656.80

EPC Rating: C

Electricity supply: Mains

Water supply: Mains water

Sewerage: Mains

Heating: Gas central heating

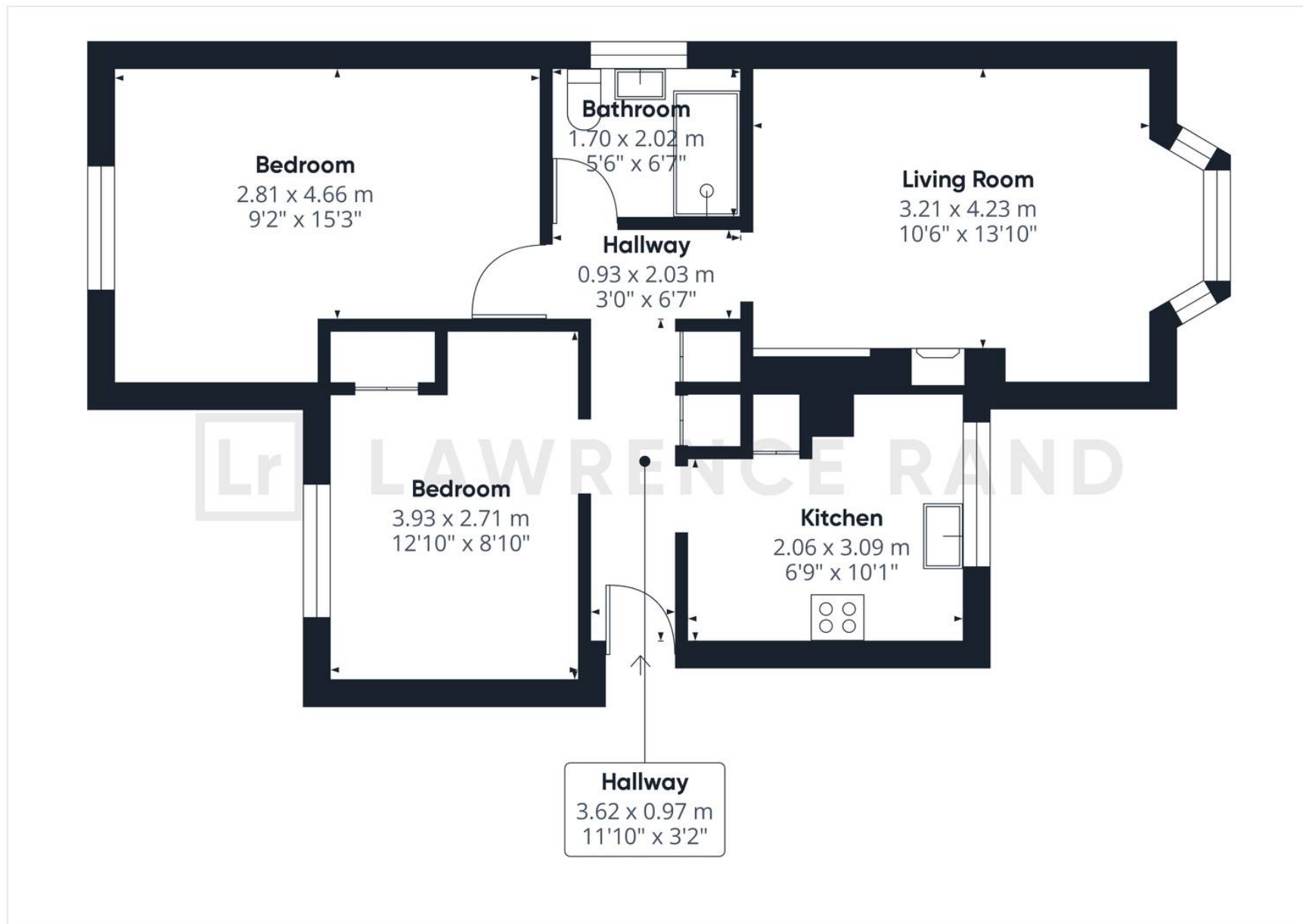
Broadband: FTTP (Fibre to the Premises)

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/