



**Lr** LAWRENCE RAND

Victoria Road, Ruislip, Middlesex, HA4 0AH

£300,000

**Key features:**

- Three Bedrooms
- Modern Kitchen
- Spacious Reception Room
- Located in the Heart of Ruislip Manor
- Shower Room
- EPC - D

**About the property:**

Calling all investors. A three bedroom split level maisonette currently let for £1,650 PCM giving a yield of 6.1% with further potential to an uplift on conversion to HMO. (Subject to consent). New lease upon completion.

With entry via rear external stairs, the property briefly comprises of; an entrance hallway with storage, stairs to the upper-floor and access into the lounge, kitchen, bedroom and smaller bedroom.

To the upper-floor there are two good sized bedrooms.

Conveniently positioned in the heart of Ruislip Manor with its many shops, parks and good transport links (Metropolitan/Piccadilly Line) while the A40/Western Avenue is a few minutes' drive away providing quick access into Central London and the surrounding Home Counties.

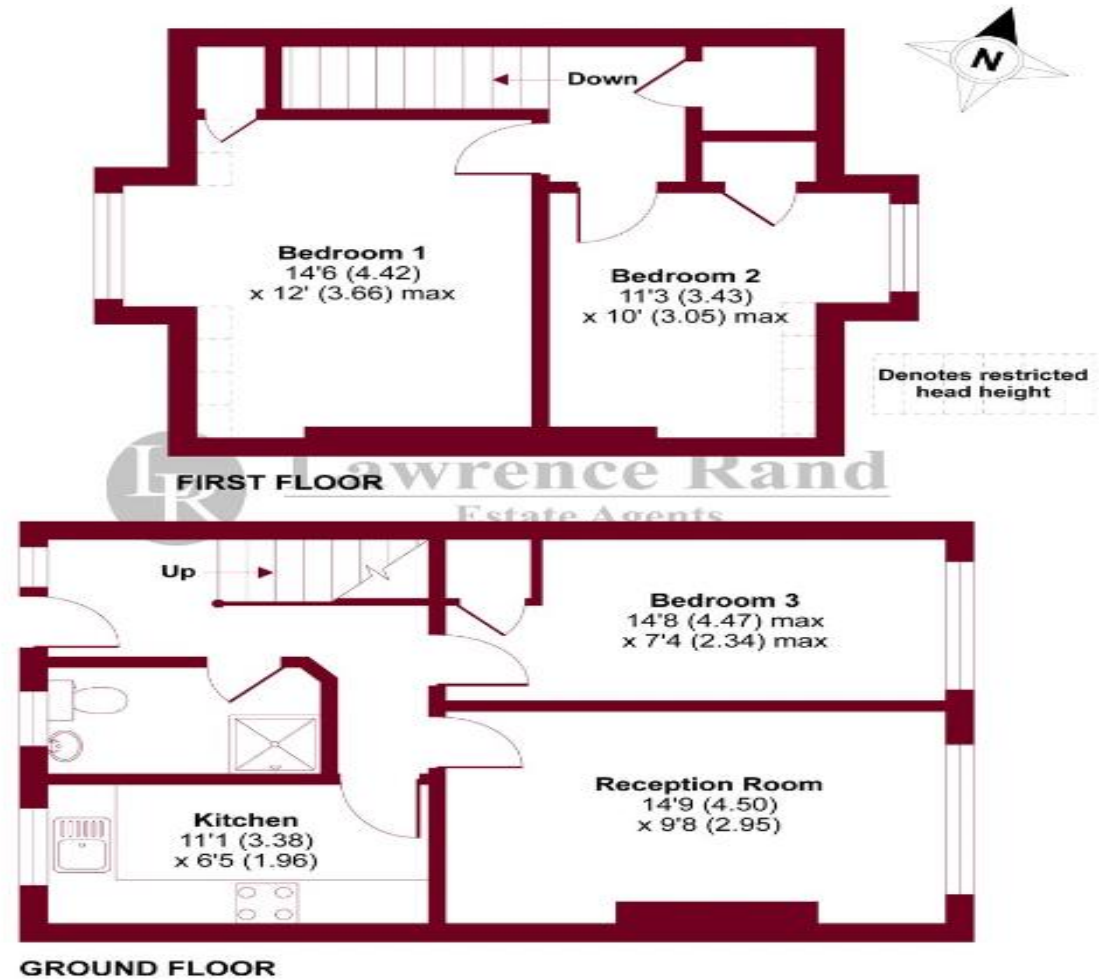






## Victoria Road, Ruislip, HA4

APPROX. GROSS INTERNAL FLOOR AREA 791 SQ FT 73.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.