



KEY FEATURE:

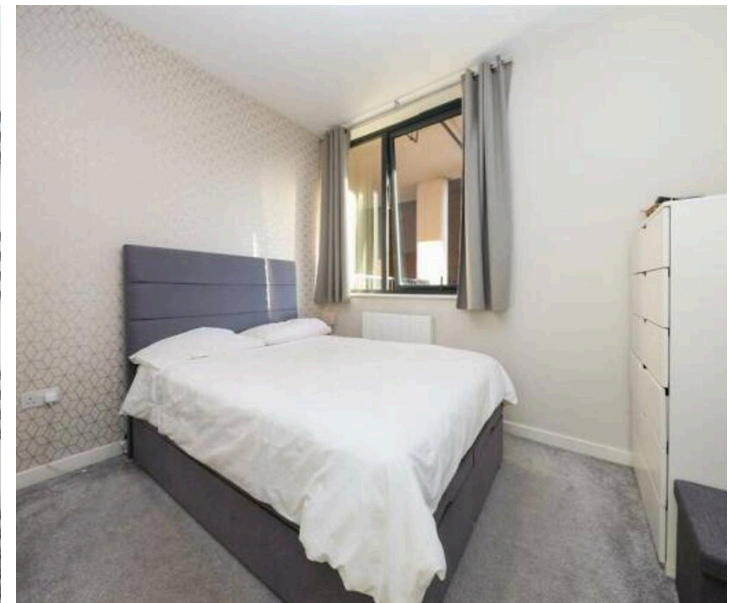
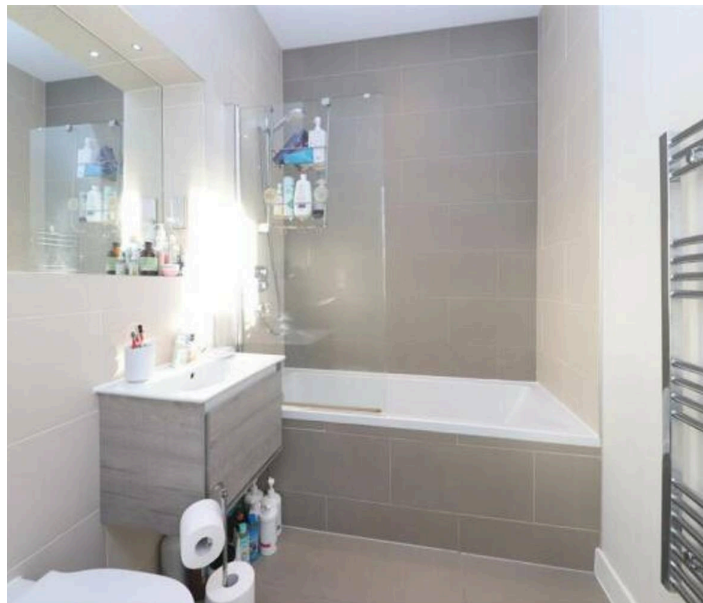
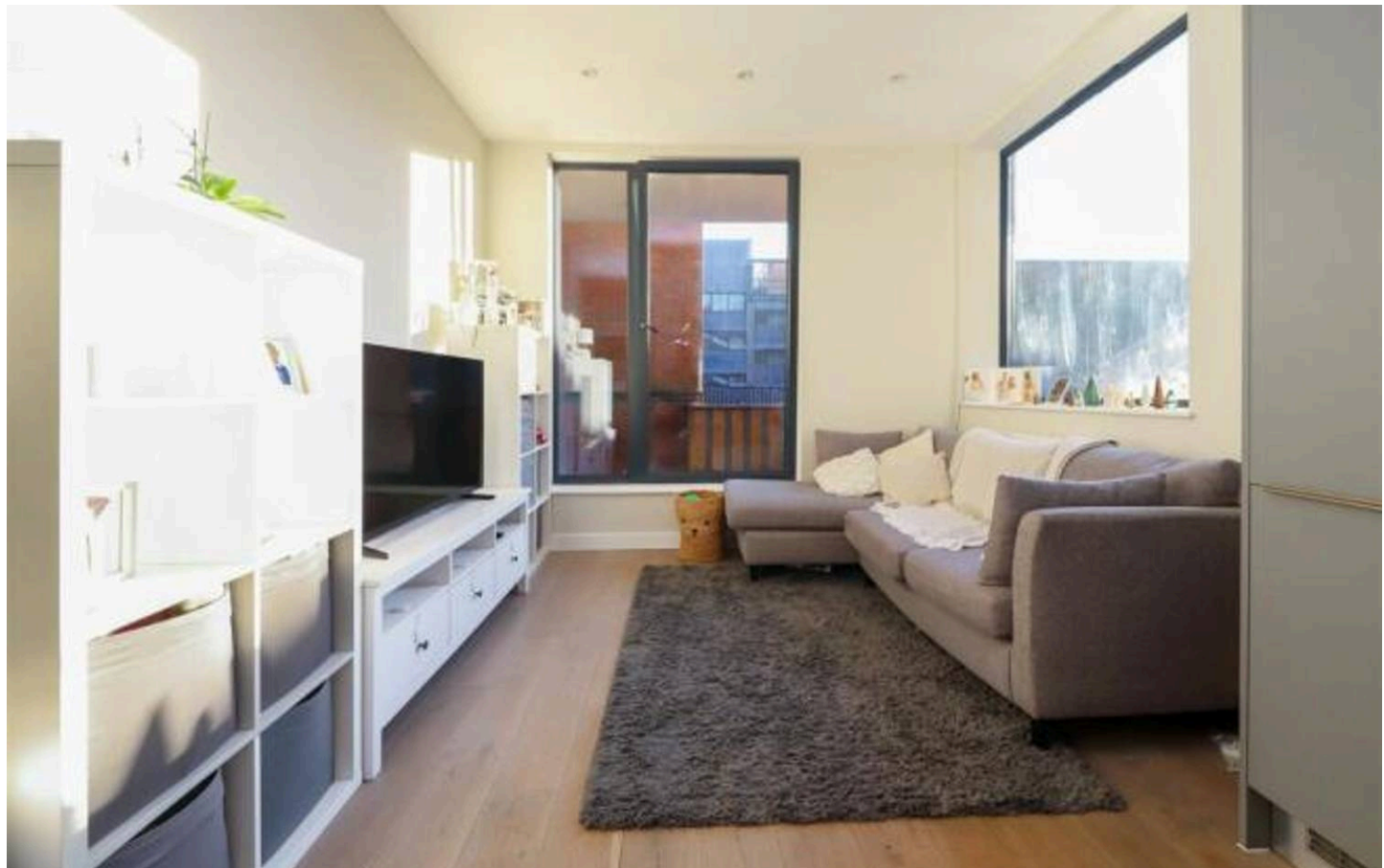
- One bedroom
- Modern Kitchen
- Ideal for first time buyers
- Lifts
- Secure entry phone system
- Close to local amenities

An exceptionally bright ground-floor one-bedroom apartment, perfectly positioned in the heart of Eastcote and just moments from the station (Metropolitan & Piccadilly lines) – an ideal choice for a first-time buyer.

Access to the building is via a secure entry-phone system, with a lift serving all floors. The apartment impresses with its exceptionally high ceilings and light-filled open-plan reception, featuring twin-aspect windows, hardwood flooring, recessed down-lighting, and an electric heater. The modern kitchen is fitted with a range of eye- and base-level units and comes complete with integrated appliances including an electric oven and hob with extractor fan, fridge freezer, washing machine, and dishwasher.

The bedroom benefits a side-aspect double-glazed window, while the contemporary bathroom is finished with a large shower cubicle, WC, wash hand basin, tiled walls and flooring, and recessed lighting.

Solis House is a sought-after development on Field End Road, ideally located opposite Eastcote Station for swift links into London. A wide range of shops, cafés, and restaurants are just steps away along Eastcote High Street, and the property is also close to several well-regarded local schools.



Verified Material Information:

Local: authority: Hillingdon

Council tax band: C

Council tax annual charge: £1475

Length of lease: 243 years remaining

Service charge yearly: £1200

Ground rent charge yearly: £250

Suppliers:

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

Heating: Gas central heating

Broadband & mobile coverage:

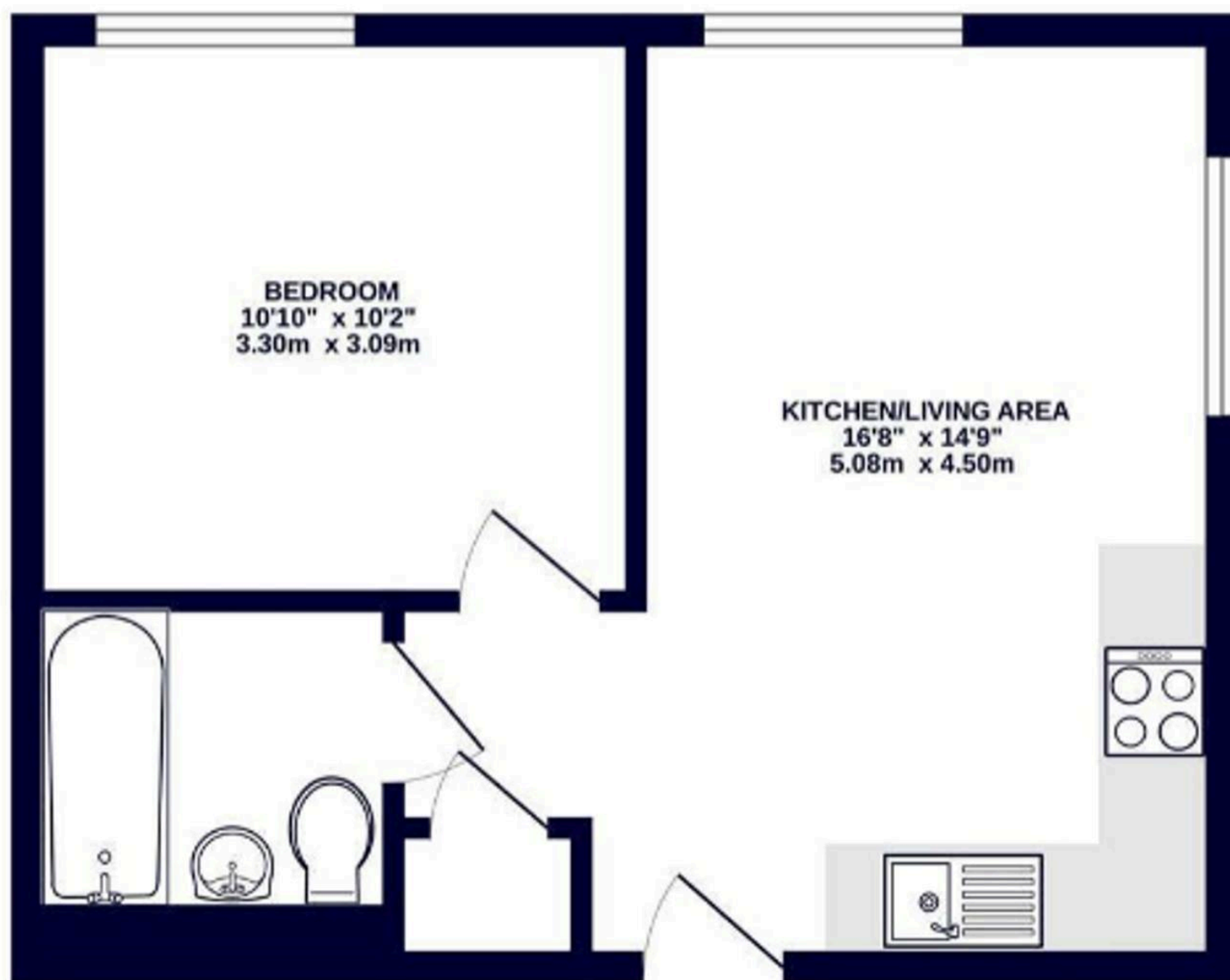
Broadband: FTTP (Fibre to the Premises)

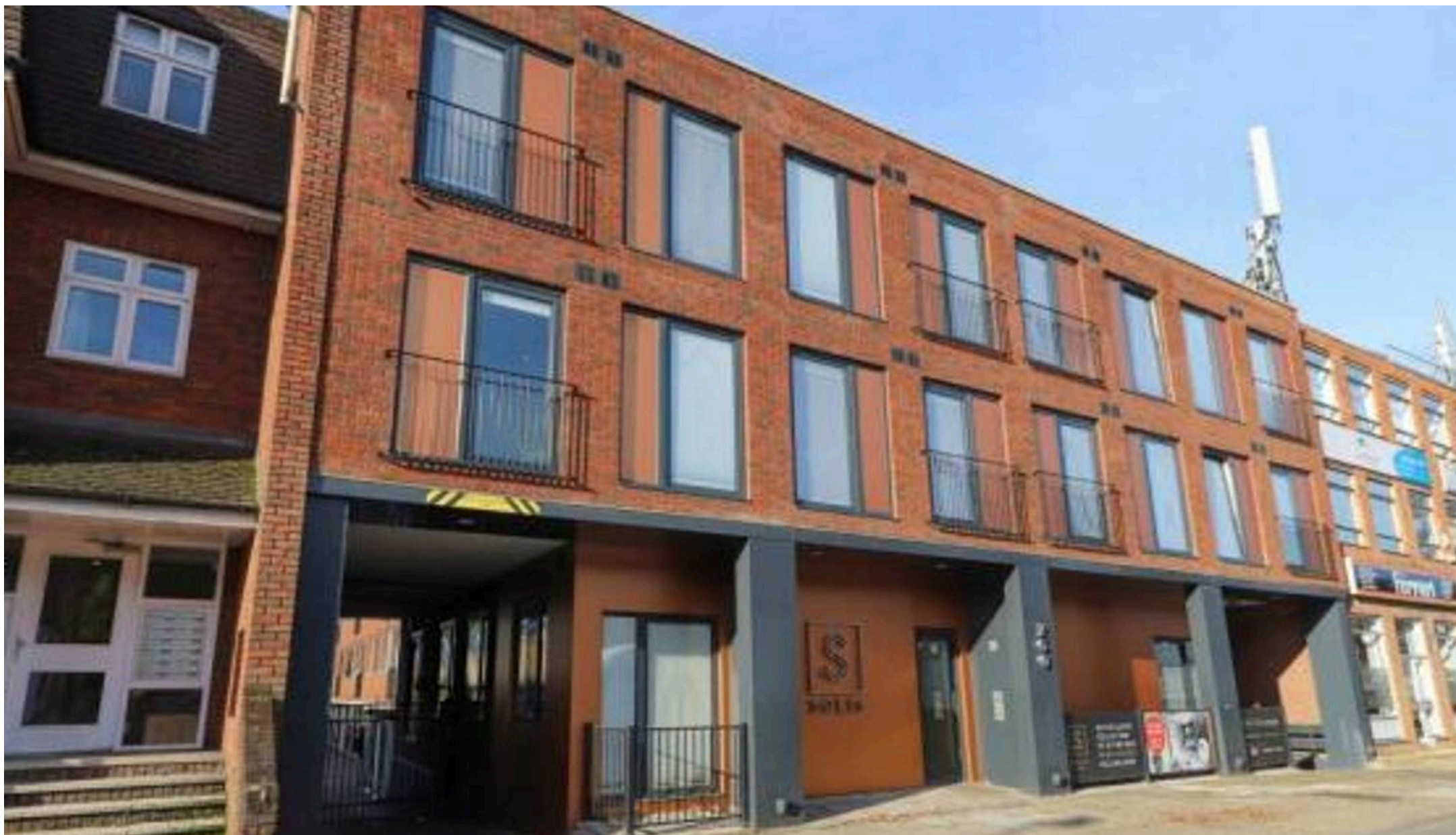
Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

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/