



## KEY FEATURES:

- One bedroom
- One bathroom
- Residence parking for 2 cars
- Walking distance to Ruislip Gardens Station
- Close to local amenities
- 103 year lease
- Loft included

Situated in a quiet residential cul-de-sac, this well-presented one-bedroom top-floor apartment with balcony offers modern living close to the excellent amenities and transport links of Ruislip Gardens. The property features an entrance hallway with a versatile storage cupboard, leading to all rooms. The spacious reception room opens onto a charming balcony, creating a bright and airy feel, and flows into a well-appointed separate fitted kitchen. The double bedroom benefits from fitted wardrobes, while the bathroom is neutrally finished. Externally, residents' parking is available for 2 cars.

### Location

Carmichael Close is within a short walk of Ruislip Gardens, where Central line services run into London in just thirty minutes. Metropolitan and Piccadilly line stations are also close by, offering excellent connectivity. For motorists, the A40, M40, and M25 are easily accessible, providing straightforward routes across London and beyond.





**Verified Information:**

Council tax band: C

Local authority: London Borough of Hillingdon

Tenure: Leasehold

Remaining years on the lease: 103

Ground rent and Service charge: £2021 per year

Energy Performance rating: C

**Suppliers:**

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

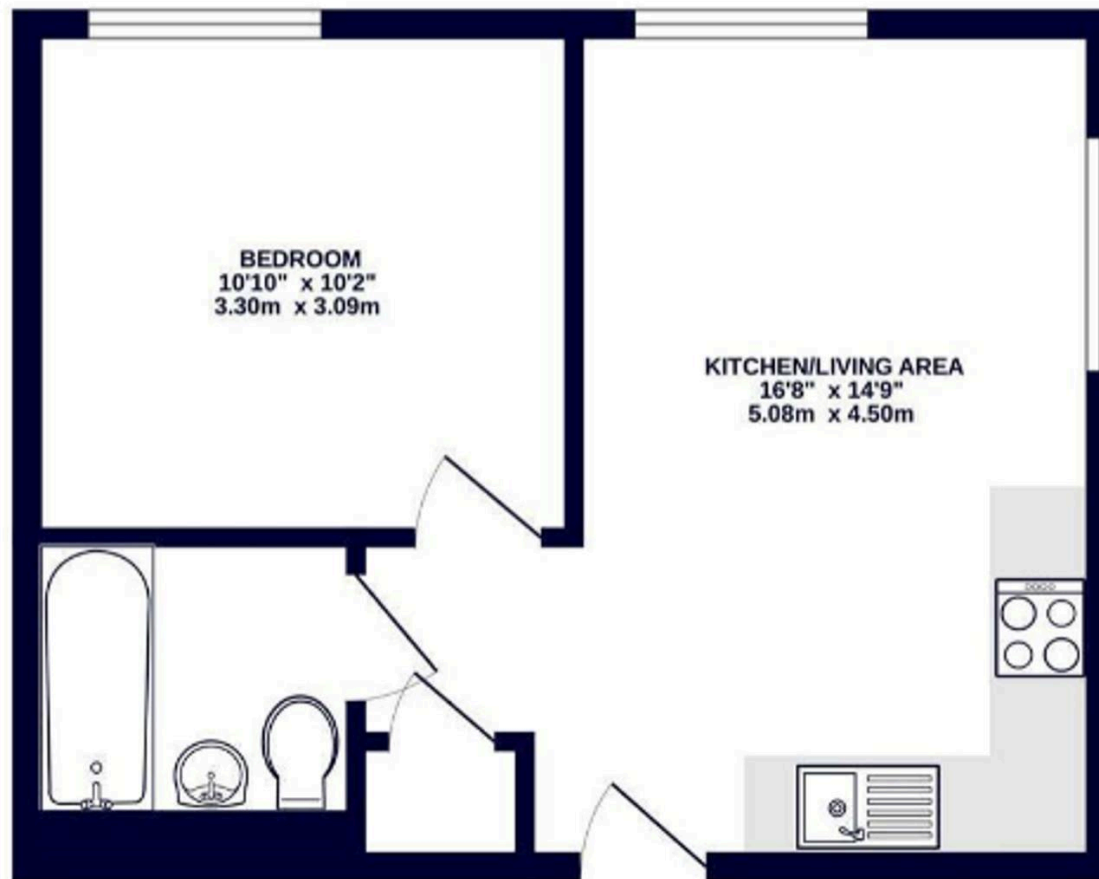
Heating: Gas central heating

**Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

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





## Lawrence Rand

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