



LAWRENCE RAND

28a Kent Gardens, Ruislip

In Excess of **£315,000**

KEY FEATURES:

- Charming first floor maisonette with private entrance
- Bright bay fronted living room with feature fireplace
- Modern fitted kitchen and stylish shower room
- Spacious principal bedroom with garden outlook
- Garage in block and attractive front garden
- Convenient for Ruislip Manor & Eastcote amenities
- Well presented interiors throughout
- Gas central heating and double glazing
- Peaceful residential setting
- Ideal for first time buyers or investors

Set within a quiet residential cul-de-sac, this beautifully presented first floor maisonette offers a bright and welcoming home combining character features with modern finishes.

Accessed via its own private entrance, the property opens into a well proportioned hallway leading to all rooms. The bay fronted sitting room is flooded with natural light and features a decorative fireplace, providing a comfortable space for both relaxing and entertaining. The contemporary kitchen has been updated with sleek cabinetry, marble effect worktops and integrated appliances, complemented by a pleasant dining nook.

The principal bedroom is a generous double enjoying a peaceful rear aspect overlooking mature gardens, while the modern shower room has been recently refurbished with stylish tiling and chrome fittings.



Externally, the property benefits from a garage in a nearby block. Kent Gardens is a popular and well connected address within easy reach of Ruislip Manor's shops, cafés, and underground station, providing excellent access to the Metropolitan and Piccadilly lines, as well as local parks and green spaces.

Verified Material Information:

Tenure: Leasehold

Lease expires: 10.10.2146

Ground rent: £329.25 per year

Energy Performance rating: TBC

Council tax band: C

Local Authority: Hillingdon

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





Kent Gardens

Approximate Gross Internal Area = 46.7 sq m / 503 sq ft
Garage = 9.2 sq m / 99 sq ft
Total = 55.9 sq m / 602 sq ft

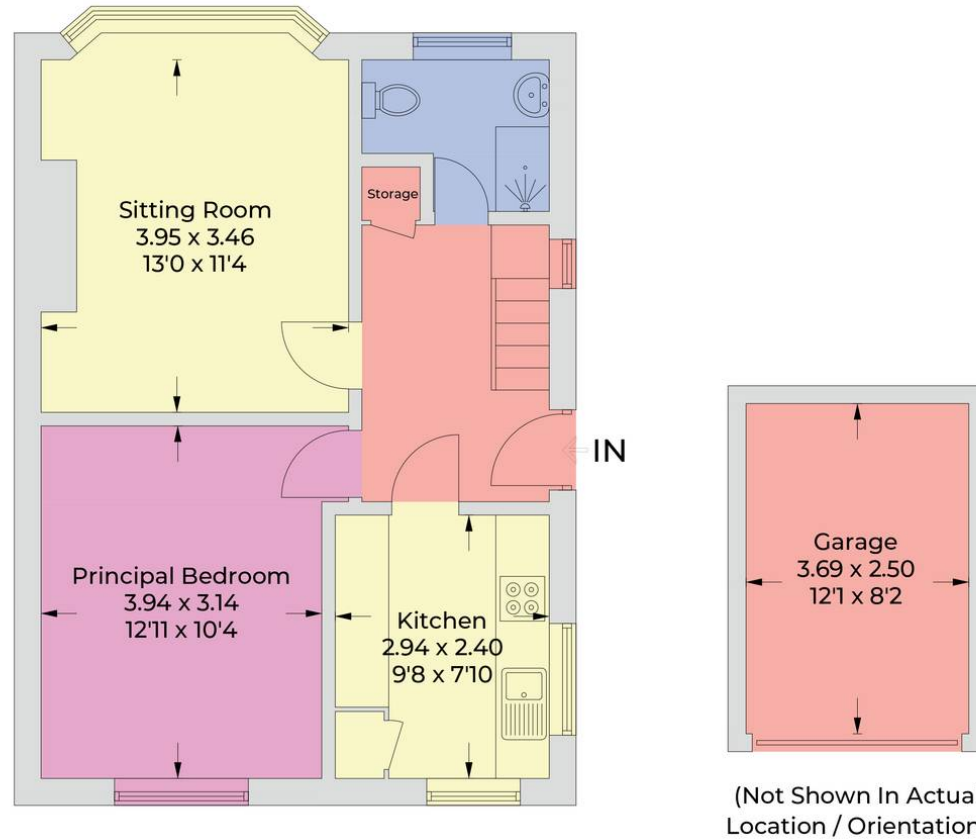


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