

# Breakspear Road

Ruislip • London • HA4 7ST

Asking Price: £350,000



coopers  
est 1986

# Breakspear Road

Ruislip • London • HA4 7ST

Set on the first floor this two bedroom apartment is located in North Ruislip and nearby to Ruislip Woods, Lido. Ruislip High Street and Train Station are approximately a mile away. The property comprises a spacious modern fitted kitchen and living room, two bedrooms and a bathroom. This is the perfect home for those seeking ready made, low key, luxury living with its fresh, crisp and stylish design throughout.

TWO BEDROOM

FIRST FLOOR FLAT

MODERN CONDITION THROUGHOUT

OPEN PLAN KITCHEN & LIVING ROOM

UNDER FLOOR HEATING

ALLOCATED PARKING

FAMILY BATHROOM

LARGE DOUBLE BEDROOM

FITTED MODERN KITCHEN

665 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### LOCATION

Breakspear Road is a popular residential road situated in North Ruislip and nearby to Whiteheath School as well as being in close proximity to a number of amenities including Howletts Lane local shops, Ruislip Woods and Kings College playing fields. Ruislip High Street is a stroll away for shops, restaurants and transport links to the City and West End via the Metropolitan and Piccadilly lines. For the motorist the A40/M25 is a short drive providing access to Central London and the Home Counties. Highgrove gym and swimming pool are only 10 minutes walk away.

### DESCRIPTION

This superb first floor apartment boasts space, style and a modern design with high quality features and fittings throughout. Upon entering the home, you are greeted by a spacious hallway with access to all rooms, immediately to the right is the large double bedroom. The modern open plan kitchen and living room is at the end of the hallway which boasts plenty of storage space. The living has an abundance of space to relax as well as a dining table, the room is complete with wooden flooring and under floor heating throughout the apartment. The property is completed by the second bedroom and the modern family bathroom.

### OUTSIDE

The property benefits from allocated residence parking which is to the rear of the building and secure with CCTV cameras.



### Schools:

Whiteheath Infant 0.5 miles  
Whiteheath Junior 0.6 miles  
Bishop Ramsey Church of England Secondary 1.9 miles



### Train:

West Ruislip 1.4 miles  
Ruislip 1.6 miles  
Ickenham 1.8 miles



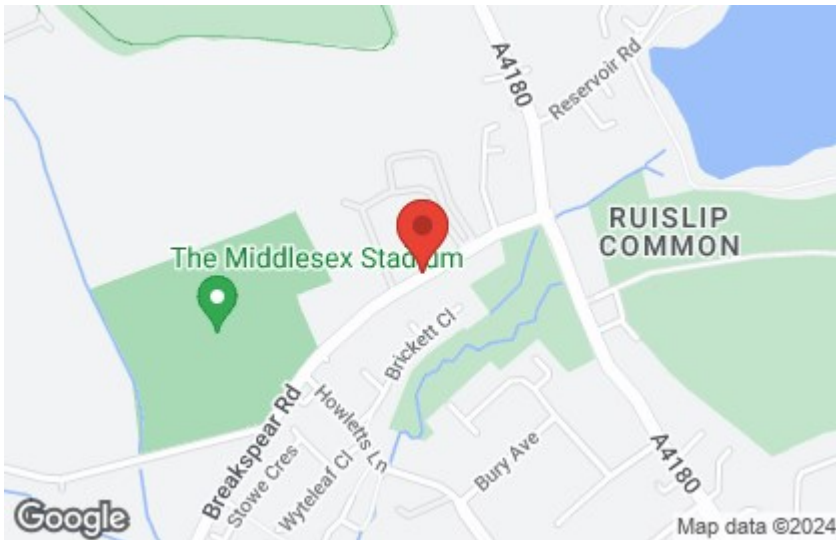
### Car:

M4, A40, M25, M40

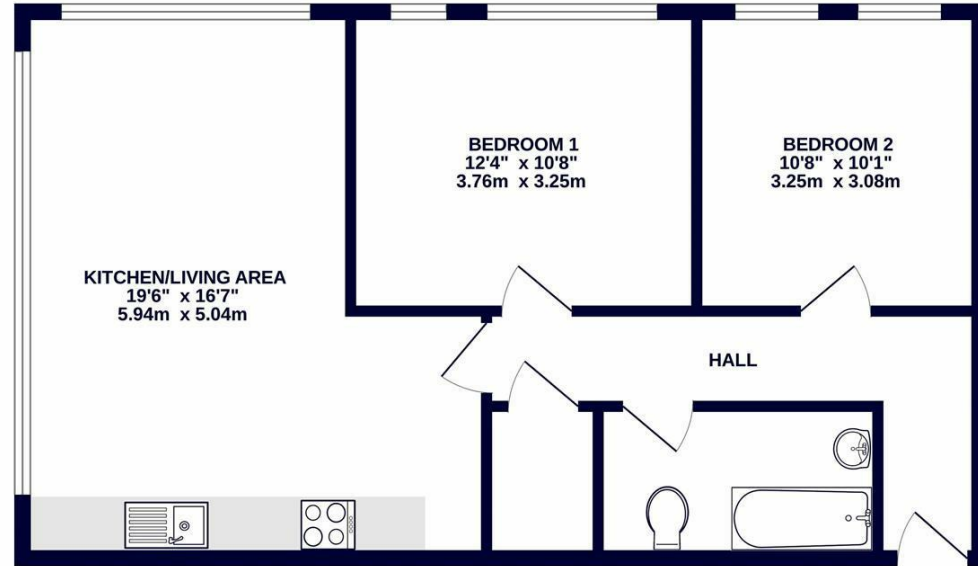


### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



## 1ST FLOOR 665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - highest running costs	G		

England & Wales  
EPC Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.