

Pembroke Road

Ruislip • • HA4 8PQ
Offers In The Region Of: £410,000



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est 1986

Pembroke Road

Ruislip • • HA4 8PQ

An immaculate and stylishly presented first floor two bedroom luxury apartment set within this development is being offered with No Chain. The home is in a highly convenient location in the heart of Ruislip, near to Ruislip Underground Station (Met/Piccadilly Lines) and the extensive shopping facilities at Ruislip High Street. The accommodation includes a modern fitted kitchen, open plan lounge/diner, two double bedrooms and a larger than average stylish family bathroom.

TWO BEDROOM

FIRST FLOOR APARTMENT

MODERN STYLE

KITCHEN

LIVING ROOM

SOUGHT AFTER LOCATION

WALKING DISTANCE TO RUISLIP STATION

COMMUNAL GARDENS

ONE ALLOCATED PARKING SPACE

READY TO MOVE INTO

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.





SITUATION

This executive apartment is located on one of Ruislip's popular roads which is a stones throw away from Ruislip Tube Station (Metropolitan/Piccadilly) providing unbeatable convenience for those looking to travel in and around London. The apartment is a short walk to Ruislip High Street offering trendy eateries and shops to include Waitrose, Zaza and Pizza Express. West Ruislip (Central line/BR) station is also within easy walking distance to the apartment. For further convenience, the A40/M40 and M25 road links are close by and offer easy access to London and the Home Counties. The London Square development is in the catchment area for excellent local schools BWI, Whiteheath, Sacred Heart and Bishop Ramsey. Highgrove gym and swimming pool are also only 10 minutes walk away.

DESCRIPTION

Enjoy a contemporary lifestyle of comfort and convenience in this executive apartment ready made for an exceptional lifestyle. Ideally situated on the first floor, it's a short walk to Ruislip station and High Street. The property includes cutting edge design and high quality finishes, materials and textures and comprises a large hallway, a contemporary open kitchen living room with dual aspect windows. The kitchen includes intergrated appliances. There are two double bedrooms with ample space for storage, one with an ensuite. Completing the property is a modern luxury bathroom.

OUTSIDE

Surrounding the apartment is well maintained communal areas and the development is all set behind a secure gated entrance.



Schools:

Bishop Ramsey Secondary 0.6 miles
Sacred Heart Catholic Primary 0.4 miles
Warrender Primary 0.4 miles



Train:

Ruislip 0.1 miles
Ruislip Manor 0.4 miles
West Ruislip 0.7 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



1ST FLOOR 748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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 - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | | |
| Decent energy efficiency - lower running costs | D | | |
| Decent energy efficiency - lower running costs | E | | |
| Decent energy efficiency - lower running costs | F | | |
| Decent energy efficiency - lower running costs | G | | |
| Not energy efficient - higher running costs | | | |

England & Wales
E3 (improvement)
2022/01/10

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.