

Kings Lodge

Ruislip • Middlesex • HA4 8NJ

Asking Price: £830,000



coopers
est 1986

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A rare opportunity to acquire this modern three-bedroom penthouse apartment set within this ever-popular development close to transport links, amenities and reputable schools. The apartment comprises of an entrance hallway, open plan kitchen/ living room, three double bedrooms, two bathrooms and an en-suite to the master bedroom. The apartment is well presented throughout and offers sleek and stylish finishes, with a large terraced balcony with uninterrupted views.

Penthouse apartment

Split level

Panoramic views

Private terrace

Three double bedrooms

Two bathrooms

Gated allocated parking

Extremely spacious throughout

Gym

1658 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.





Directions

From leaving our office on Ruislip High Street proceed right to the traffic lights. Turn left into Pembroke Road and Kings Lodge can be located immediately on your right hand side.

Situation

Kings Lodge is merely footsteps from the bustling High Street where a vast number of shops, restaurants and transports links can be found to include Waitrose, Marks & Spencer Food Hall, Tesco Express, The Duck House, Cafe Rouge, numerous pizza outlets and coffee bars. Ruislip station (Metropolitan/Piccadilly lines) is a 2 minute walk away providing reliable links into the City and West End. Alternatively approximately half a mile away, West Ruislip station is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40/M25 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including BWI, Sacred Heart and Bishop Ramsey. Ruislip Woods, Highgrove and Ruislip Bowls club are all 5 minutes walk away.

Description

Set on the top floor this apartment boasts an impressive and larger than average duplex floor plan showcasing spacious rooms with stylish and modern features throughout. On entering the apartment there is the entrance hallway which leads to multiple rooms and the staircase to the top floor. The kitchen and dining area are on your right-hand side, it has been cleverly designed with integrated appliances and plenty of fitted wooden cabinets. On the other side of the hallway you will find the first of three double bedrooms, the living room is an excellent size boasting a 30x15ft room with doors leading out to the private balcony. Completing the ground floor is a WC. The staircase leads up to the two large double bedrooms and a family bathroom, the master bedroom benefits from an en-suite shower room and a walk-in wardrobe. The apartment is set within an ultra-convenient location and has been exclusively designed to radiate a luxury effortless lifestyle, with beautiful views and endless entertaining space.

Outside

This luxury development also offers the added benefits of a roof terrace for all residents along with a modern gymnasium. There is an allocated undercover parking space accessed via electronic security gates and a private lock up garage. The apartment benefits from a concierge located in the communal entrance of the apartments. Internally the property benefits from a large private balcony, with uninterrupted views.





Schools:

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



Train:

Ruislip less than 0.1 miles
Ruislip Manor 0.4 miles
West Ruislip 0.7 miles



Car:

M4, A40, M25, M40

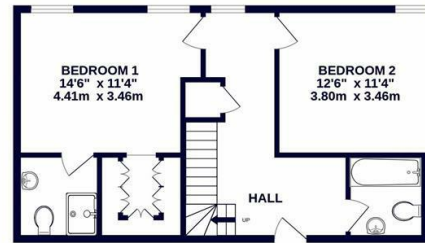


Council Tax Band:

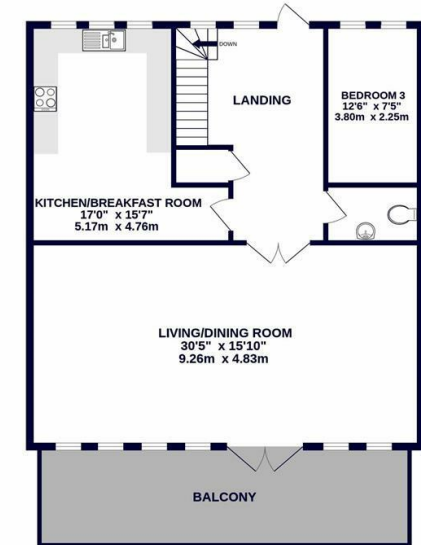
(Distances are straight line measurements from centre of postcode)



6TH FLOOR
614 sq.ft. (57.0 sq.m.) approx.



7TH FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.0 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	C	71	72
Below average	D		
Less than average	E		
Not energy efficient	F		
Very poorly energy efficient - higher 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.