

# Pembroke Road

Ruislip • Middlesex • HA4 8NQ

Guide Price: £300,000



coopers  
est 1986

# Pembroke Road

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Situated at the bottom of Ruislip High Street and close to the tube station, this bright and airy one-bedroom apartment offers modern living with no onward chain. The property features a spacious open plan living room and kitchen, and a large double bedroom with ample storage space. Additional benefits include a secure communal entrance and the option to rent parking spaces annually.

Apartment

One bedroom

Open plan living

Kitchen

Master bedroom

Leasehold

Close to tube station

Chain free

Potential parking\*

Viewing recommended

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.





### Property

Located in the heart of Ruislip, this charming one bedroom apartment offers a secure communal entrance leading to a private staircase up to the first floor where the front door opens into a welcoming hallway. The hallway provides access to all areas of the accommodation, starting with an inviting open plan living room and kitchen. The living room features a large window, filling the space with natural light and creating a bright and airy atmosphere perfect for relaxation or entertaining guests. Towards the left of the property lies a generously sized double bedroom boasting ample space for free-standing wardrobes and large windows that enhance the sense of space and tranquility.

### Outside

The property has potential for parking, with the option to rent parking spaces annually from the freeholders. Ideal for professionals or couples seeking a comfortable home in a prime location, this apartment in Ruislip combines convenience with contemporary living, offering a peaceful retreat within easy reach of local amenities and transport links.

### Location

Pembroke Lodge is positioned on Pembroke road and is moments from Ruislip High Street where a vast number of shops, restaurants and transport links can be found to include Waitrose, Tesco Express and numerous restaurants 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 5 minutes. For the motorist the A40/M25 is a short drive away providing access to Central London and the Home Counties. Highgrove and Ruislip Bowls club are all 5-10 minutes walk away.



### 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



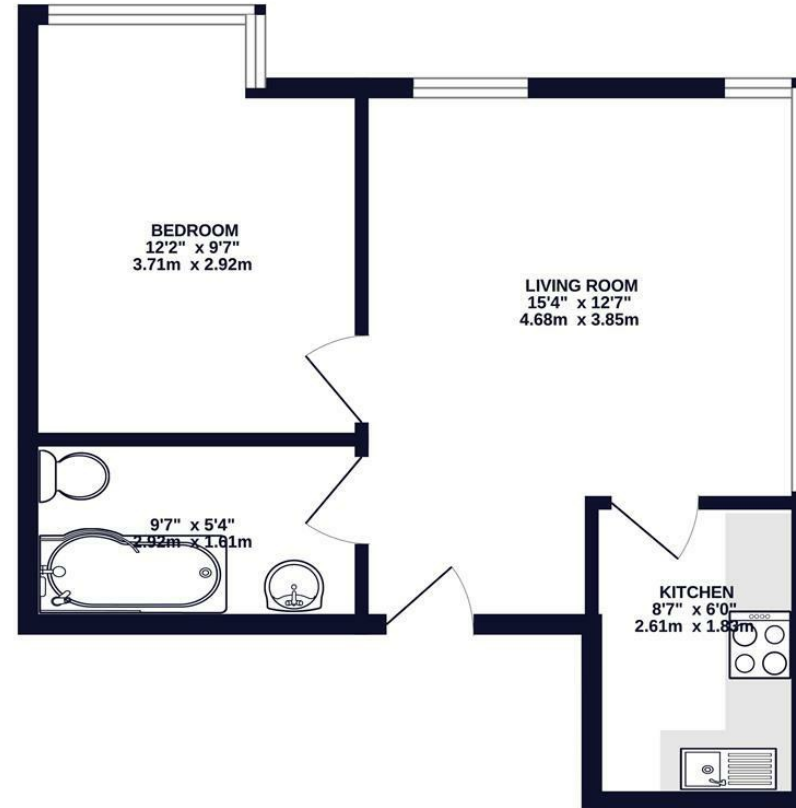
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



## FIRST FLOOR 385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 385 sq.ft. (35.8 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		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	EU 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.