

Kings Lodge

Pembroke Road • Ruislip • HA4 8NJ

Guide Price: £395,000



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This exquisite two bedroom apartment, boasting luxury and convenience, hits the market with no onward chain. Located just a minute's walk from Ruislip tube station, it offers unparalleled accessibility to transportation. With spacious interiors, a feature fireplace, and exclusive amenities including gated parking and a residents' gym, this property epitomizes modern urban living in a coveted location.

Chain free

Luxury apartment

Two bedrooms

Two bathrooms

Living room

Kitchen

Gated parking

Concierge on site

Residents gym and roof terrace

Long lease remaining

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

Welcome to this luxurious two bedroom apartment situated in a prestigious building with a grand communal entrance hall and attentive concierge service. Upon entering, you're greeted by a hallway that leads seamlessly to all areas of the residence. The living room is a highlight, bathed in natural light from two large windows and centered around a stunning feature fireplace, creating an inviting and elegant space. Adjacent is a well-appointed kitchen, fully equipped with integrated appliances and ample storage. The apartment offers two spacious double bedrooms, each designed for comfort and functionality. The master bedroom includes a private ensuite bathroom, while the second bedroom features convenient built-in wardrobes. Additionally, there's a stylish family bathroom for added convenience.

Outside

Beyond the apartment, residents enjoy exclusive amenities such as gated parking, access to a residents gym, and a sprawling roof terrace offering panoramic views. A true testament to luxurious urban living at its finest.

Location

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, Tesco Express, 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.





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



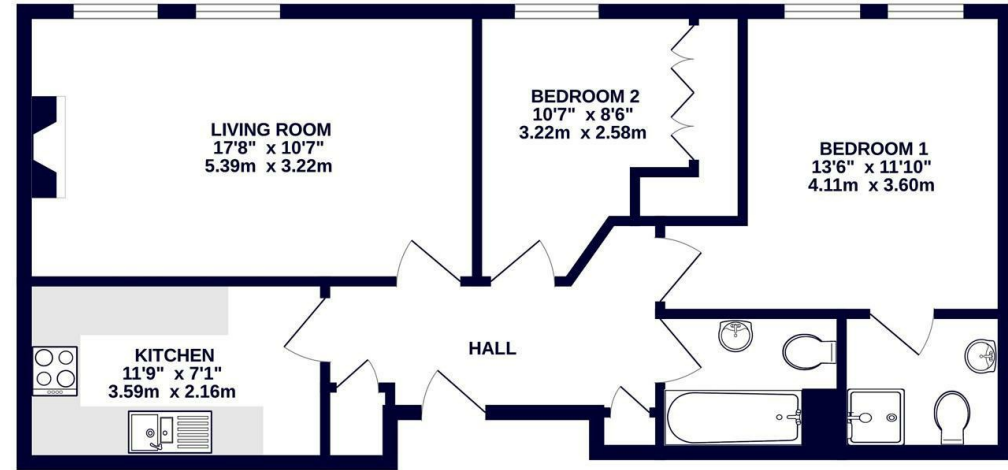
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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 energy efficiency	C	83	85
Below average energy efficiency	D		
Less 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.