

# Kingsend

Ruislip • • HA4 7DA  
Guide Price: £425,000



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A contemporary, ground floor two bedroom apartment set within walking distance to Ruislip High Street and it's variety of amenities. This stunning residence boasts an impressive floorplan, showcasing spacious rooms with stylish and modern features throughout.

Ground floor spacious flat

Private garden

Off street parking

Walking distance to Tube Station

Modern open planned kitchen

Two double bedrooms

Two bathrooms

Moments from Ruislip High Street

Great access to A40/M40/M25 links

688 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.





#### DESCRIPTION

A contemporary, ground floor two bedroom apartment set within walking distance to Ruislip High Street and its variety of amenities. This stunning residence boasts an impressive floorplan, showcasing spacious rooms with stylish and modern features throughout. Upon entering the home, there is a spacious entrance hallway which provides access to all rooms including a light filled, open-plan kitchen/living room. The contemporary kitchen has been fitted to a high specification, and benefits from a good amount of storage, worktop space and integrated appliances. Furthermore, there are two spacious double bedrooms with a mass of storage space, and the master bedroom benefitting from a private en-suite shower room. The main family bathroom is fitted with white sanitary ware which is complemented by a fresh neutral colour scheme. The apartment is set within an ultra convenient location and has been designed to radiate a relaxed effortless lifestyle.

#### OUTSIDE

The property has a private rear garden, with a patio and artificial grass, there are also beautifully maintained communal grounds. There is an allocated parking space for the property.

#### LOCATION

Kingsend is a sought after road located in Ruislip and just a few steps away from Ruislip High Street where a vast number of shops, restaurants and transports links can be found. Commuters are well served with Ruislip Station a short walk away at the end of the high street providing easy access into Central London and the city via the Metropolitan or Piccadilly tube lines. A short walk away, West Ruislip station is serviced by the Central Line tube, as well as Chiltern Railways trains into Marylebone Station. For the motorist, the A40/M40 and M25 are a short drive away, providing easy 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 Sacred Heart Primary, BWI Primary and Bishop Ramsey Secondary. Ruislip Golf Club, Ruislip Woods and Highgrove Gym & Swimming pool are all a short walk away.



### Schools:

Sacred Heart Catholic Primary School (0.3 miles)  
Bishop Winnington-Ingram CofE Primary School (0.5 miles)  
Warrender Primary School (0.6 miles)



### Train:

Ruislip Station (0.1 miles)  
West Ruislip Station (0.5 miles)  
Ruislip Manor Station (0.6 miles)



### Car:

M4, A40, M25, M40

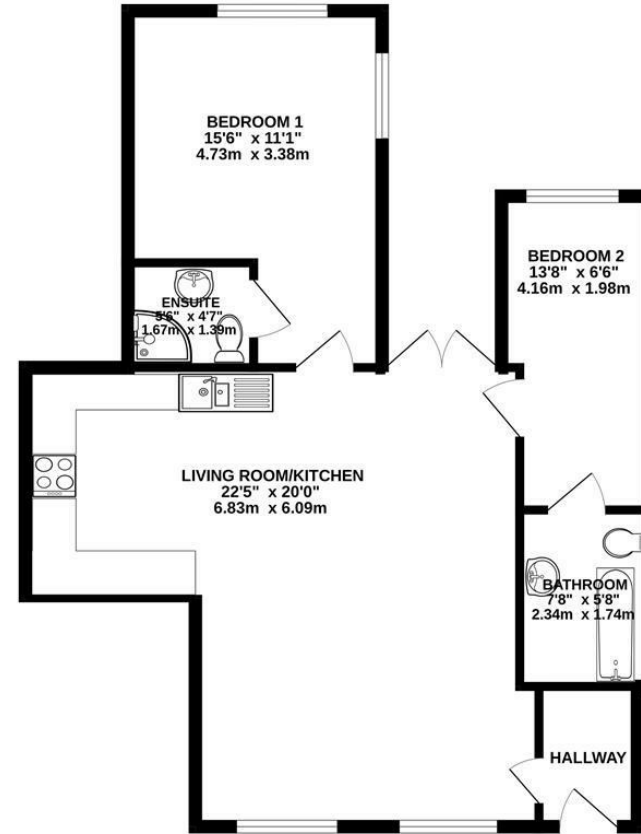


### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA - 688 sq.ft. (63.9 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		
Some energy efficiency - lower running costs	D		
Below average energy efficiency - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	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.