

Kings Lodge

Ruislip • Middlesex • HA4 8NH

Guide Price: £360,000



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Presenting a stunning two-bedroom apartment offering both luxury and convenience, now available with no onward chain. Just a minute's walk from Ruislip tube station, this property provides exceptional access to transportation. Its spacious interiors are enhanced by a stylish feature fireplace, while exclusive amenities like gated parking and a residents' gym make it the essence of modern urban living in a highly desirable location.

Third floor apartment

Two bedrooms

Living rooms

Kitchen

Bathroom

Ensuite to master bedroom

Roof terrace

Gated parking

Residents gym

Chain free

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 a rare opportunity to own a highly sought after, third floor apartment. This beautifully presented two-bedroom residence offers spacious living areas and modern interiors. The expansive living room provides an ideal space for relaxation and entertaining, filled with natural light that enhances the room's inviting ambiance. The separate kitchen is both stylish and functional, equipped with all essentials for convenient daily living. Both bedrooms are well proportioned, providing comfortable spaces for rest or a home office setup. The bathroom is elegantly designed, featuring quality fixtures and a soothing aesthetic. A welcoming hallway ties the layout together, ensuring a sense of flow throughout the apartment. This property is perfect for those seeking comfort, style, and a prime location.

Outside

Beyond the apartment, residents benefit from exclusive amenities, including secure gated parking, access to a private gym, and a spacious rooftop terrace with breathtaking panoramic views. This is urban living elevated to 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:

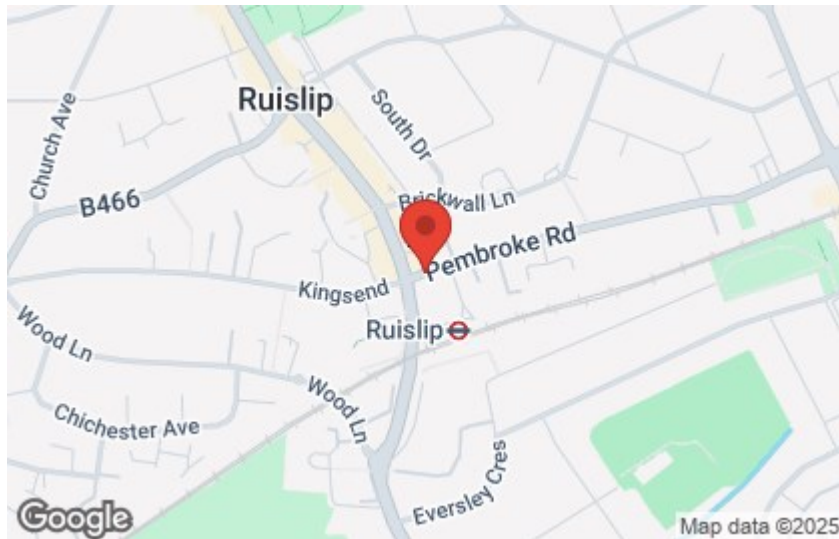
M4, A40, M25, M40



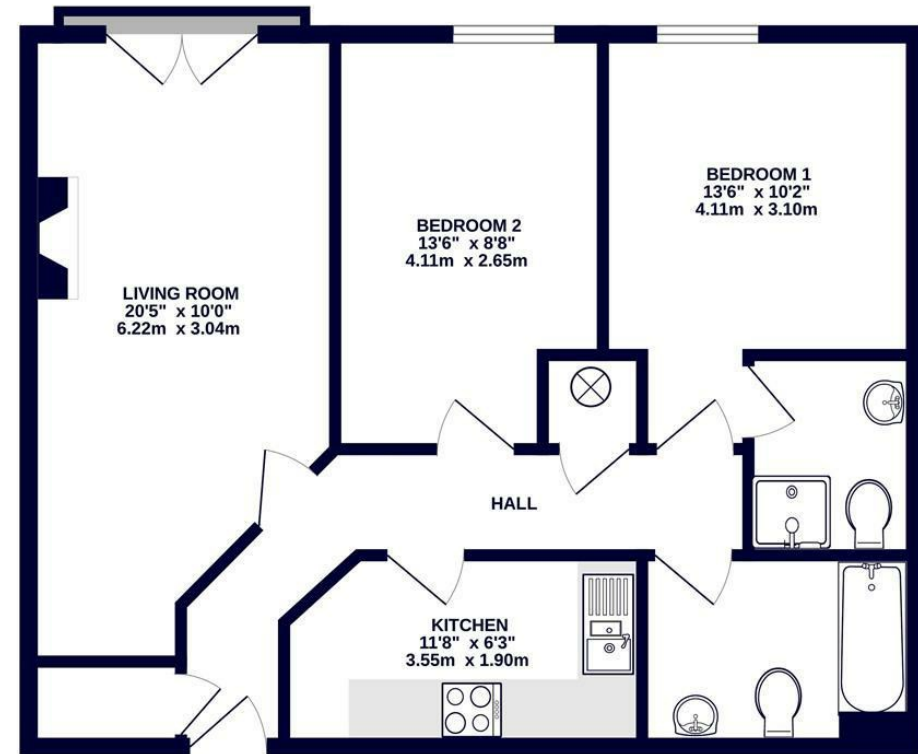
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



3RD FLOOR
 661 sq.ft. (61.4 sq.m.) approx.



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TOTAL FLOOR AREA : 661 sq.ft. (61.4 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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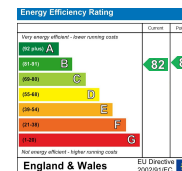
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