

# Reservoir Road

Ruislip • Middlesex • HA4 7GN  
Offers In Excess Of: £400,000



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# Reservoir Road

Ruislip • Middlesex • HA4 7GN

Offered to the market with no onward chain, this two bedroom second floor apartment boast tree top views in a peaceful location in the heart of Ruislip. The property, which offers open plan living, generous bedrooms sizes and underground parking, is just a short walk from Ruislip Lido with it scenic view, as well as Ruislip High Street. A viewing of this spacious abode is recommended as soon as possible.

Chain free

Second floor apartment

Two bedrooms

Open plan living room

Kitchen

Family bathroom

Ensuite to master bedroom

Balcony

Underground parking

112 year 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 charming two bedroom top floor apartment in the desirable Park Wood Court, Ruislip. This modern home offers a bright and spacious open plan kitchen and reception area, ideal for relaxing or entertaining, with direct access to a private balcony, providing an inviting outdoor retreat. The apartment features two well proportioned bedrooms, both filled with natural light, creating a warm and welcoming atmosphere. The bathroom is designed for convenience, featuring a full suite with a bath and shower. The building provides a communal hallway with both stairs and a lift for easy access to the top floor. Perfectly positioned, this apartment is ideal for anyone seeking a blend of comfort and convenience in a well connected area.

### Outside

In addition to the generous private balcony, which offers a perfect space for relaxation or outdoor dining, the property also boasts the added advantage of secure underground gated parking, ensuring both convenience and peace of mind. The development is beautifully surrounded by mature shrubs and trees, creating a tranquil and leafy setting that enhances the overall appeal of this modern home. This picturesque environment provides a sense of privacy and serenity, making it a true haven amidst the bustling local area.

### Location

Park Wood court is located on Reservoir Road which is just off Ducks Hill Road and close to the Ruislip Lido complex and Ruislip Woods. The location enjoys peaceful and tranquil surroundings with views of the Lido and Woodland areas directly from the property. Ruislip High Street is just over a mile away where there are excellent shopping facilities to include Waitrose and Tesco Express. Also available are a number of popular restaurants including The Duck House and Zaza's along with numerous pizza outlets and coffee bars. The Metropolitan/Piccadilly line station offers swift and regular connections to The City and Baker Street and for the motorist the A40 offers good access to London and surrounding areas.



### Schools:

Whiteheath Junior School 0.7 miles  
 Whiteheath Infant & Nursery School 0.6 miles  
 Bishop Winnington-Ingram CofE Primary School 0.8 miles



### Train:

West Ruislip Station 1.4 miles  
 Northwood Hills Station 1.3 miles  
 Ruislip Station 1.4 miles



### Car:

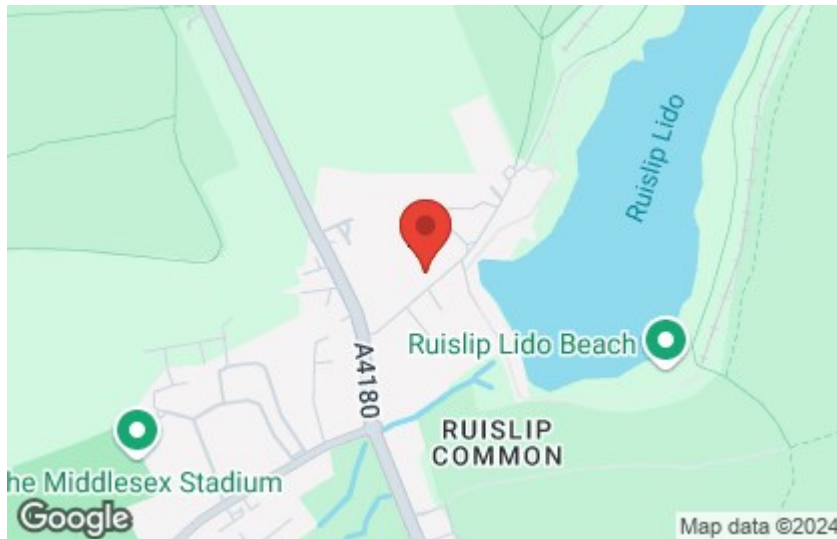
M4, A40, M25, M40



### Council Tax Band:

D

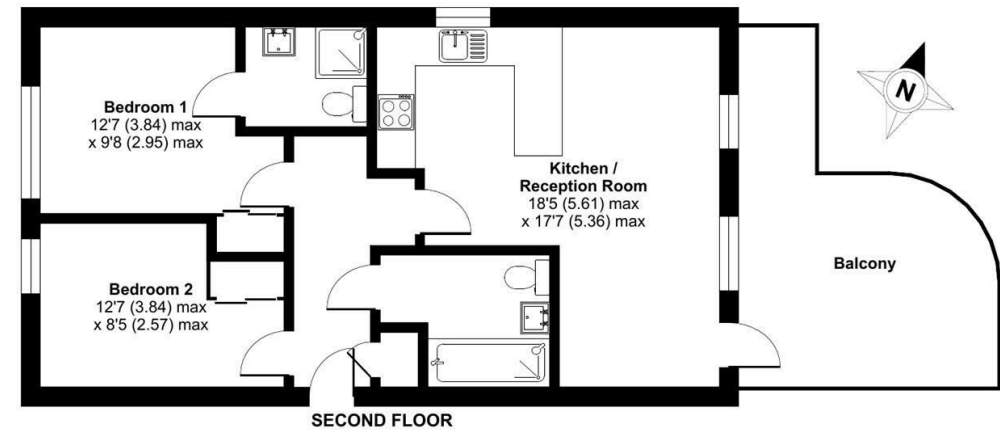
(Distances are straight line measurements from centre of postcode)



## Park Wood Court, Reservoir Road, Ruislip, HA4

Approximate Area = 659 sq ft / 61.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Coopers. REF: 1177099

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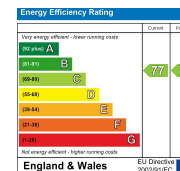
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