

Pembroke Road

Ruislip • London • HA4 8NH

Asking Price: £500,000



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A wonderful opportunity presents itself to acquire a truly unique two double bedroom garden apartment set within a secure block close to local amenities. This apartment will exceed all expectations, bathed in natural light and represents exceptional value and lifestyle appeal for the first home buyer or downsizer.

TWO DOUBLE BEDROOM

GROUND FLOOR FLAT

LARGE LIVING ROOM

SEPARATE KITCHEN

ENSUITE TO MASTER BEDROOM

ENTRANCE HALLWAY

WALKING DISTANCE TO RUISLIP STATION

ALLOCATED PARKING

CONCIERGE ON SITE

952 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.





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.

DESCRIPTION

A unique ground floor apartment, larger than average, immaculate and stylishly presented set within a luxury development located on the corner of Ruislip High Street. The property is accessed via a video entry phone system which leads into an immaculate communal entrance where the daytime concierge is located along with lift and stair access to all floors. The property itself briefly comprises hallway, spacious lounge with access to the garden, separate modern kitchen, two double bedrooms and a modern family bathroom. The master bedroom benefits from its own en suite.

OUTSIDE

The property comes with secure allocated parking, along with access to the courtyard.



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:

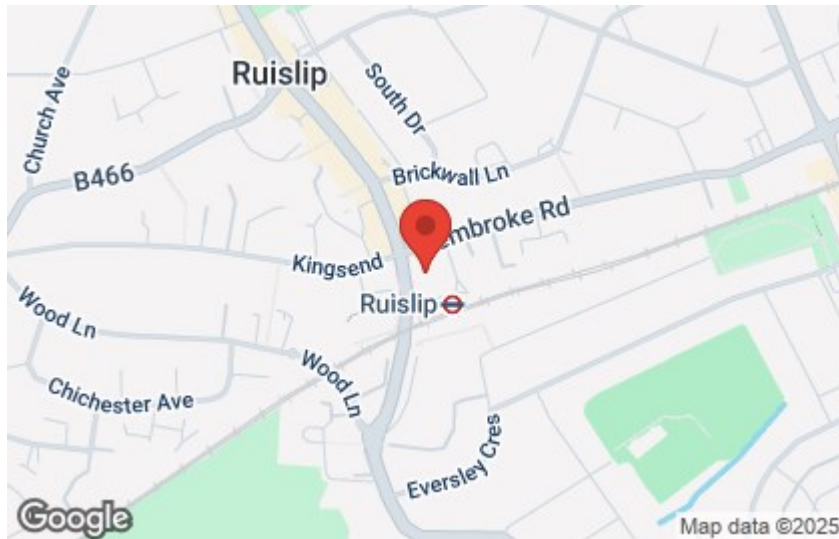
M4, A40, M25, M40



Council Tax Band:

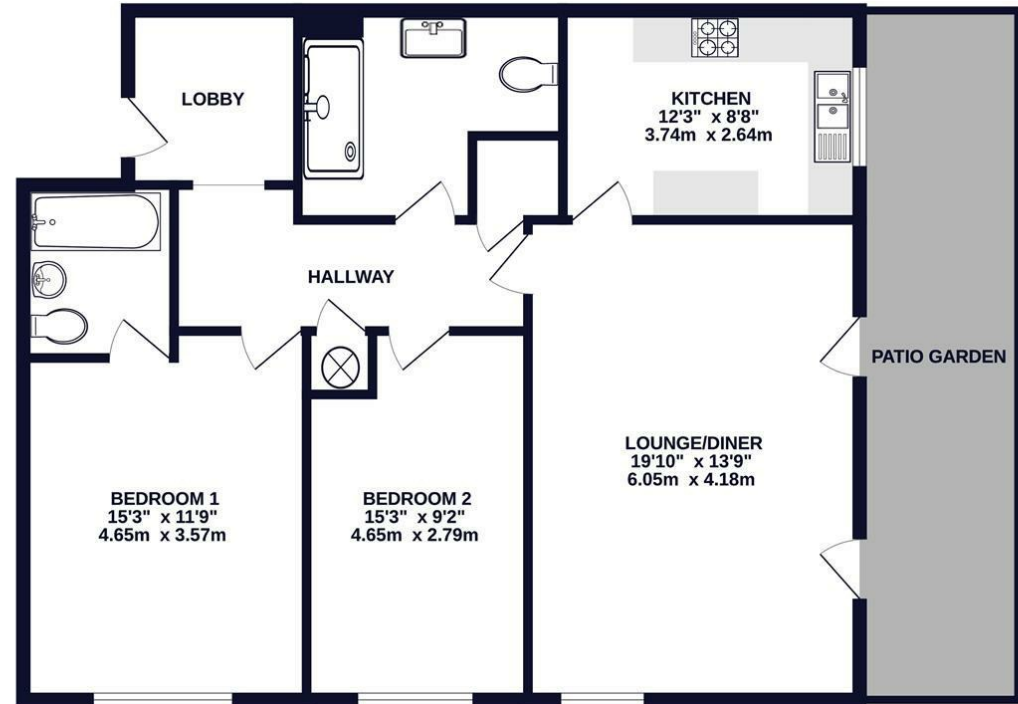
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(Distances are straight line measurements from centre of postcode)



GROUND FLOOR

952 sq.ft. (88.5 sq.m.) approx.



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TOTAL FLOOR AREA : 952 sq.ft. (88.5 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		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
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.