

Portman House

Eastcote • Middlesex • HA5 1RJ

Asking Price: £350,000



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est 1986

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This stunning one bedroom top floor apartment that is situated a stone's throw from Eastcote station and high street. Other benefits include: private balcony, video entry phone system, underfloor heating, double glazed windows and underground parking with electric car charger.

ONE BEDROOM

TOP FLOOR

NO ONWARD CHAIN

PRIVATE BALCONY

SPACIOUS LIVING ROOM

UNDER FLOOR HEATING

UNDERGROUND PARKING

WALKING DISTANCE TO EASTCOTE

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

Conveniently positioned close to Eastcote High street which offers a range of shops, banks, restaurants, bars and cafes. Portman House is located only 300 metres from Eastcote Tube Station providing swift and easy access to Central London, Uxbridge and Harrow on the Hill via the Piccadilly/Metropolitan lines. Local parks, fields and pubs to include 'The Ascott' all surround the property.

DESCRIPTION

Finished to an extremely high standard from award winning developer London square, this stunning one bedroom apartment that is situated a stone's throw from Eastcote station and high street with its vast array of shops and amenities. this superb top floor apartment briefly comprises: spacious lounge with open plan fully fitted kitchen. master bedroom with fitted wardrobes and a stunning modern bathroom. other benefits include: private balcony, video entry phone system, underfloor heating, double glazed windows and underground parking with electric car charger

OUTSIDE

Surrounding the development are tranquil landscaped gardens and secure private underground parking.



Schools:

Bishop Ramsey Church of England School (0.4 miles)
 Newnham Infant and Nursery School (0.4 miles)
 Cannon Lane Primary School (0.5 miles)



Train:

Eastcote Station (0.2 miles)
 Ruislip Manor Station (0.6 miles)
 Ruislip Station (1.0 miles)



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



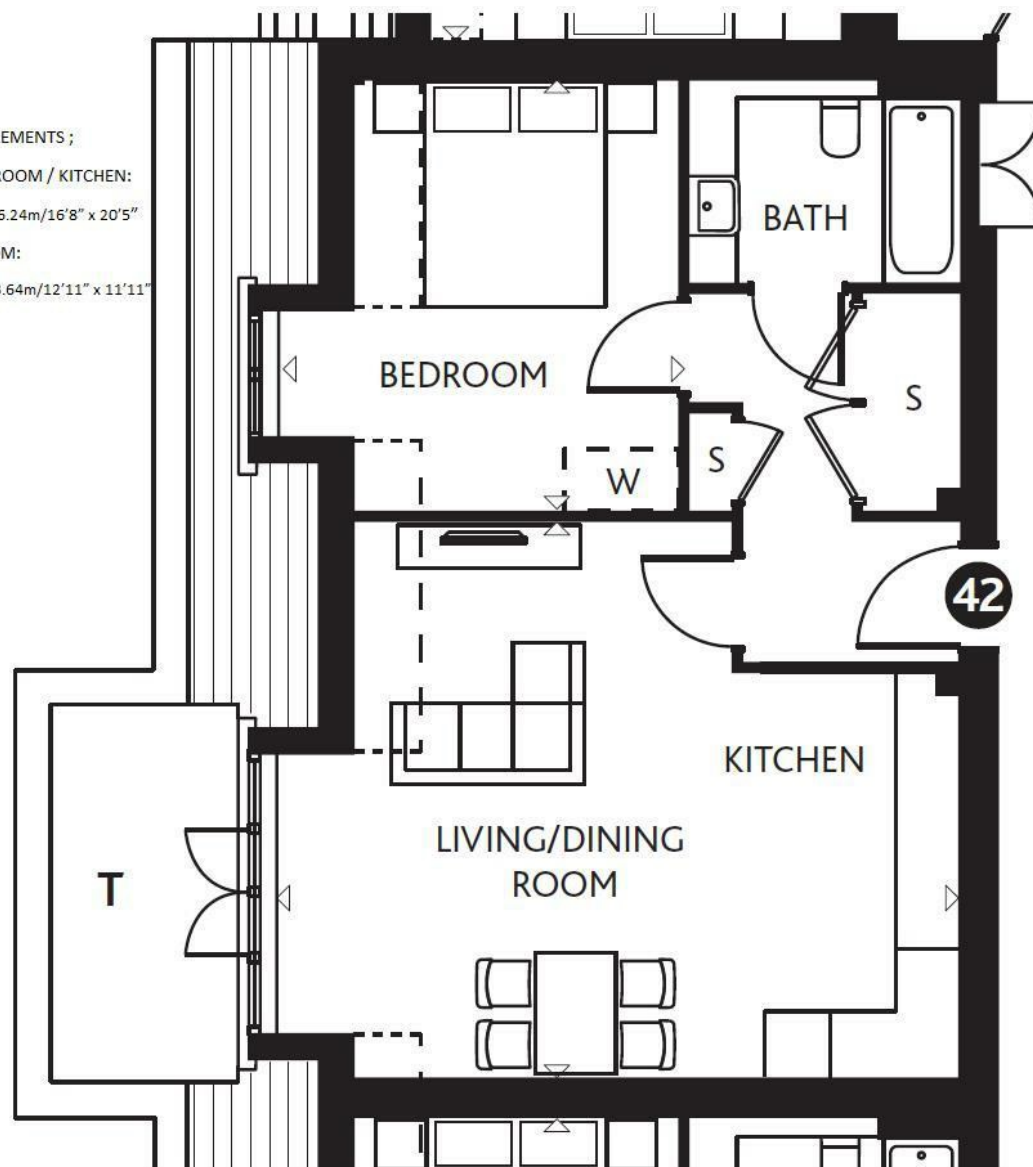
MEASUREMENTS ;

LIVING ROOM / KITCHEN:

5.09m x 6.24m/16'8" x 20'5"

BEDROOM:

3.95m x 3.64m/12'11" x 11'11"



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
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.