

Kingsend

Ruislip • Middlesex • HA4 7DA

Guide Price: £450,000



coopers
est 1986

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Situated in a highly sought-after location, this modern two-bedroom apartment combines style, space, and convenience. Set within a beautifully maintained block, the property boasts allocated parking to the front and landscaped communal grounds at the rear. Inside, the apartment features a spacious open-plan kitchen/living area, two generously sized bedrooms, and contemporary fittings throughout. With its close proximity to Ruislip High Street and excellent transport links, this home offers an ideal blend of comfort and accessibility.

First floor apartment

Two spacious bedrooms

Open plan living room

Kitchen

En-suite shower room

Family bathroom

Under-floor heating throughout

One allocated parking space

Communal grounds

Close to tube links

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.





Situation

Kingsend is located in Ruislip and moments away from the high street which offers a selection of shops and restaurants. Commuters are well served with Ruislip Station a short walk away 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 towards Watford, Heathrow and Oxford. Ruislip Golf Club, Ruislip Woods and Highgrove Gym & Swimming pool are located nearby.

Description

A stylish two bedroom apartment, perfectly positioned within walking distance of Ruislip High Street and its array of amenities. This stunning first floor home offers an impressive layout, featuring spacious rooms with sleek and modern finishes throughout. Upon entering, a generous hallway leads to all areas, including a bright and airy 27ft open-plan kitchen/living room with dual-aspect windows that flood the space with natural light. The contemporary kitchen is fitted to a high specification, offering ample storage, worktop space, integrated appliances, ceiling spotlights, and a feature breakfast bar with room for dining chairs. The apartment boasts two spacious double bedrooms, both with excellent storage solutions, while the master bedroom benefits from a private en-suite shower room. The main family bathroom features white sanitary ware and a neutral color scheme, adding to the home's fresh and modern aesthetic. Situated in an ultra-convenient location, this beautifully designed apartment promises a relaxed and effortless lifestyle.

Outside

Set in a charming brick-built apartment block, this property features a well-maintained façade that exudes contemporary style and elegance. At the front, residents benefit from allocated parking, ensuring convenience and ease. The block is complemented by beautifully landscaped communal grounds at the rear, offering a tranquil outdoor space perfect for relaxation or leisure. Its combination of modern amenities and serene surroundings makes it an exceptional place to call home.



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



Car:

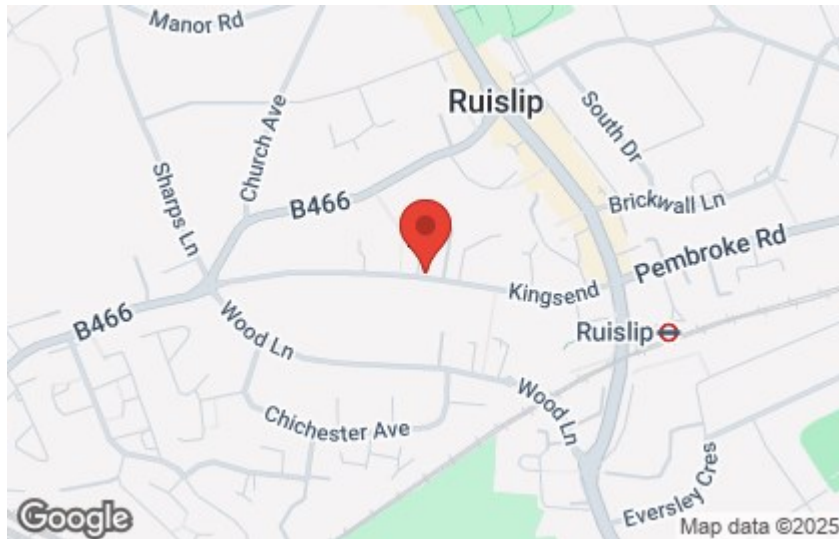
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 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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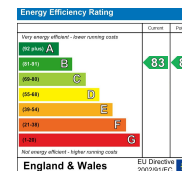
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