

# Pembroke Road

Ruislip • Middlesex • HA4 8PP

Asking Price: £380,000



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Located in a secure gated development, this chain free one-bedroom first-floor apartment offers a perfect blend of comfort and convenience. The property features a spacious open-plan kitchen and reception area, a well-appointed bedroom, and beautifully maintained communal gardens. Just moments from excellent transport links, vibrant eateries, and essential amenities, it provides effortless access to both city life and green spaces. With an allocated parking space and a sought-after location, this apartment is ideal for professionals, first-time buyers, or investors.

CHAIN FREE

FIRST FLOOR APARTMENT

ONE BEDROOM

OPEN PLAN LIVING AND DINING ROOM

BRAND NEW KITCHEN AND BATHROOM

SOUGHT AFTER LOCATION

EXCELLENT CONDITION THROUGHOUT

COMMUNAL GARDENS

ALLOCATED PARKING SPACE

603 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.







## SITUATION

This executive apartment is situated on a sought-after road in Ruislip, just moments away from Ruislip Tube Station (Metropolitan/Piccadilly), providing unparalleled convenience for commuting in and around London. Within a short walk, you'll find Ruislip High Street, bustling with trendy eateries and shops including Waitrose, Zaza, and Pizza Express. West Ruislip Station (Central line/BR) is also easily accessible on foot. Additionally, the A40/M40 and M25 motorways are nearby, offering swift access to London and the Home Counties. The London Square development falls within the catchment area of excellent local schools such as BWI, Whiteheath, Sacred Heart, and Bishop Ramsey. For fitness enthusiasts, Highgrove gym and swimming pool are just a 10-minute walk away.

## DESCRIPTION

Discover modern urban living at its finest with this immaculately presented, contemporary one-bedroom first-floor apartment, perfectly situated in a highly sought-after location. Designed to offer the perfect blend of style, comfort, and convenience, this impressive property is a dream for professionals or first-time buyers. As you step into the spacious open-plan kitchen and reception area, an inviting space ideal for both relaxation and entertaining. The brand-new kitchen is a true highlight, boasting sleek cabinetry, top-of-the-line integrated appliances, and premium finishes, all designed to cater to your culinary needs with elegance and efficiency. The generously sized bedroom offers a tranquil retreat, enhanced by abundant natural light that creates a bright and welcoming atmosphere, completed with built-in wardrobes. The property benefits from underfloor heating throughout, ensuring cozy warmth and a touch of luxury year-round. A beautifully designed, brand-new bathroom provides a chic, contemporary feel, featuring high-quality fittings and stylish finishes. The welcoming entrance hall ensures a smooth, cohesive flow throughout the home, enhancing its sense of space and sophistication. This remarkable apartment presents a rare opportunity to own a luxurious, move-in-ready property in a vibrant and thriving area. Early viewing is highly recommended to truly appreciate all this exceptional home has to offer.

## OUTSIDE

The property is set within beautifully landscaped communal gardens, providing a peaceful retreat with lush greenery, mature trees, and charming seating areas for residents to enjoy. The development is designed for both comfort and practicality, featuring an allocated parking space for added convenience. Located in a sought-after area with excellent transport links and local amenities nearby, this apartment is ideal for those seeking a secure and stylish home in a prime location.



### Schools:

Bishop Ramsey Secondary 0.6 miles  
 Sacred Heart Catholic Primary 0.4 miles  
 Warrender Primary 0.4 miles



### Train:

Ruislip 0.1 miles  
 Ruislip Manor 0.4 miles  
 West Ruislip 0.7 miles



### Car:

M4, A40, M25, M40



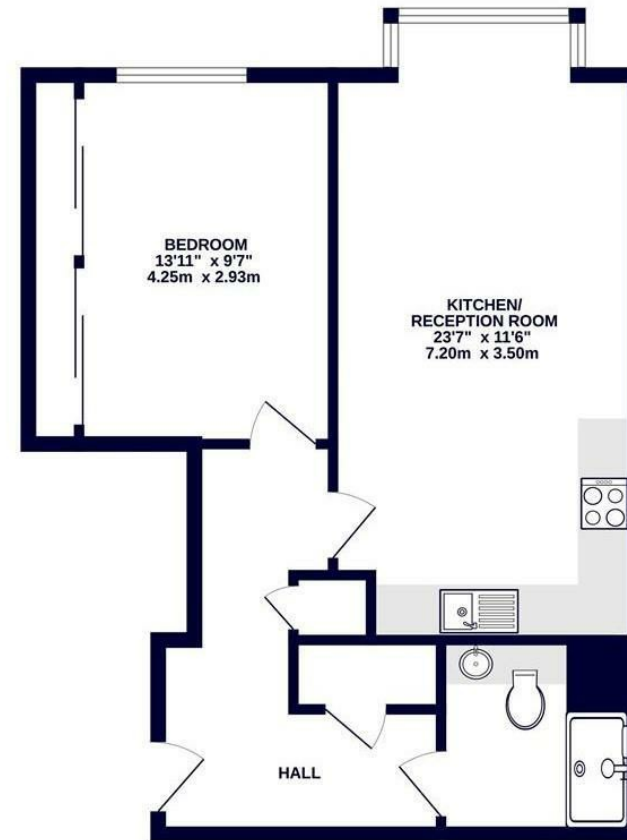
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



603 sq.ft. (56.0 sq.m.) approx.



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TOTAL FLOOR AREA: 603 sq.ft. (56.0 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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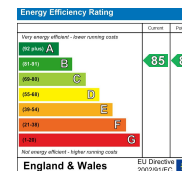
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