

Pembroke Road

Ruislip • Middlesex • HA4 8PQ
Offers In Excess Of: £340,000



coopers
est 1986

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Located in a secure gated development, this chain free one-bedroom ground 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.

ONE BEDROOM

GROUND FLOOR

APARTMENT

LOVELY CONDITION THROUGHOUT

SPACIOUS

PLENTY OF STORAGE SPACE

CLOSE PROXIMITY TO AMENTIES

SOUGHT AFTER LOCATION

CHAIN FREE

556 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

Located on one of Ruislip's most desirable streets, this modern executive apartment offers unbeatable convenience just moments from Ruislip Underground Station (Metropolitan & Piccadilly lines). The vibrant Ruislip High Street is just a short walk away, featuring a variety of popular restaurants and retailers, including Waitrose, Zaza, and Pizza Express. West Ruislip Station (Central Line & National Rail) is also within easy reach. Excellent transport links via the nearby A40/M40 and M25 provide swift access to Central London and the Home Counties. Situated within the prestigious London Square development, the property is in the catchment area for outstanding local schools such as BWI, Whiteheath, Sacred Heart, and Bishop Ramsey. For those who enjoy staying active, Highgrove gym and swimming pool are just a 10-minute walk from the property.

DESCRIPTION

Upon entering, you're welcomed by a spacious hallway with two built-in storage cupboards and a calm, inviting feel that sets the tone for the rest of the home. Straight ahead, the bright and expansive open-plan lounge and dining area offers a versatile space, ideal for both relaxing and entertaining. Large windows flood the room with natural light, while solid oak wood flooring, spotlights, and multiple power and TV points add both style and functionality. The adjoining kitchen is sleek and contemporary, featuring modern cabinetry, integrated appliances including an oven, fridge freezer, and dishwasher and under-unit lighting that adds a refined, modern touch. The generously sized double bedroom provides a peaceful retreat, complete with built-in wardrobes and a warm, airy atmosphere. A stylish bathroom, finished with high-quality fittings and a full-size bath, completes the apartment. Thoughtfully designed and immaculately presented throughout, this ground floor apartment perfectly balances comfort, practicality, and modern living in a highly convenient location.

OUTSIDE

Nestled within meticulously landscaped communal gardens, this property provides a serene escape surrounded by lush greenery, mature trees, and inviting seating areas for residents to relax and unwind. The development is thoughtfully designed to combine comfort and practicality, located in a highly desirable area with excellent transport connections and convenient local amenities. Ideal for those looking for a secure, stylish home in a prime location, this apartment offers a perfect living environment.



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:

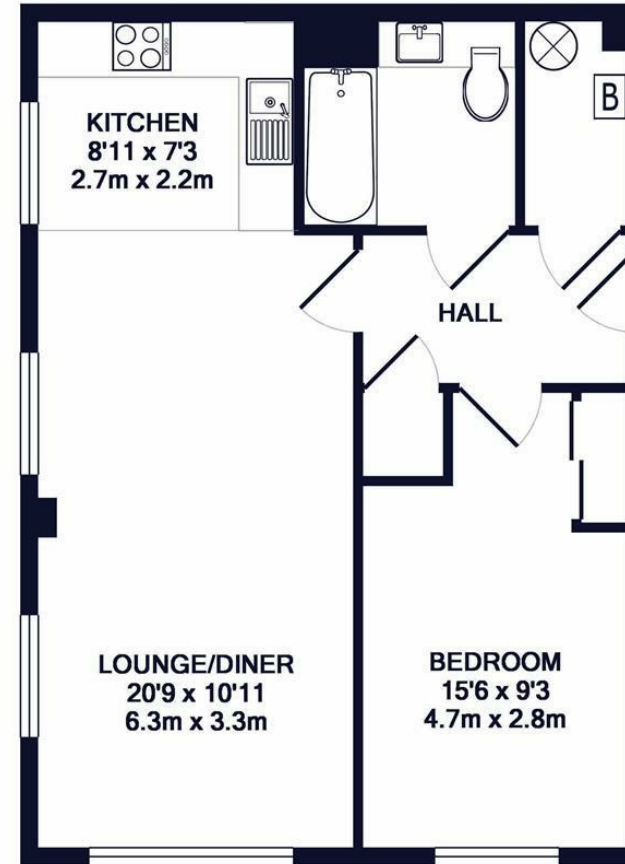
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 556 SQ.FT. (51.7 SQ.M.)



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 a guide only 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		
B		
C		
D		
E		
F		
G		
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.