

Pembroke Road

Ruislip • • HA4 8BT
Offers In Excess Of: £300,000



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Ruislip • • HA4 8BT

Ready made for relaxed easy living and superbly convenient, this spacious ground floor one bedroom executive apartment has been stylishly designed and immaculately presented throughout boasting luxury finishes and a fresh, crisp neutral decor which benefits from allocated parking. The apartment is a short walk to Ruislip station and High Street.

ONE BEDROOM

GROUND FLOOR

APARTMENT

OPEN PLAN LIVING ROOM & KITCHEN

MODERN CONDITION THROUGHOUT

NO CHAIN

ALLOCATED PARKING

WALKING DISTANCE TO RUISLIP STATION

IDEAL FOR FTB OR INVESTORS

512 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

This executive apartment is located on one of Ruislip's popular roads which is a stones throw away from Ruislip Tube Station (Metropolitan/Piccadilly) providing unbeatable convenience for those looking to travel in and around London. The apartment is a short walk to Ruislip High Street offering trendy eateries and shops to include Waitrose, Marks and Spencer and Pizza Express. West Ruislip (Central line/BR) station is also within easy walking distance to the apartment. For further convenience, the A40/M40 and M25 road links are close by and offer easy access to London and the Home Counties. The development is in the catchment area for excellent local schools BWI, Whiteheath, Sacred Heart and Bishop Ramsey. Highgrove gym and swimming pool are also only 10 minutes walk away.

DESCRIPTION

This well-laid-out one-bedroom ground floor apartment offers a practical and comfortable living space, ideal for first-time buyers, investors, or those looking to downsize. The property is accessed via a central hallway that leads to all rooms. To the left, a separate kitchen is positioned with ample space for storage and appliances. Adjacent is a bright and characterful living room featuring a unique bay-style window that adds charm and floods the space with natural light.

The double bedroom is generously proportioned and offers plenty of space for bedroom furnishings. A modern bathroom is conveniently located off the hallway and completes the accommodation.

With a smart and efficient layout, this home provides a great blend of functionality and comfort, all set within a well-maintained building. Ideal for buyers seeking a low-maintenance lifestyle in a well-connected location.

OUTSIDE

The property benefits from allocated parking space. Surrounding the apartment is well maintained communal areas.



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



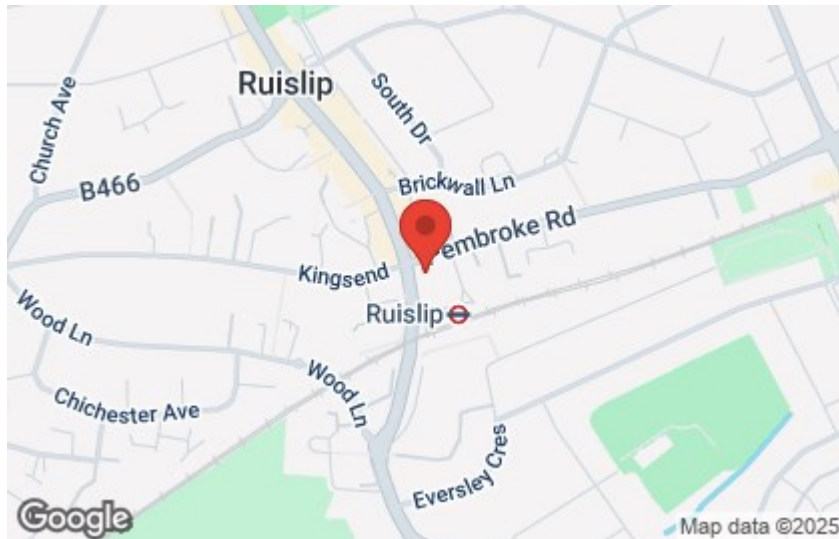
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.6 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 misstatement. 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.