

Victoria Road

Ruislip • Middlesex • HA4 9BH
Guide Price: £259,950



coopers
est 1986

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Coming to the market with no onward chain, this stunning open plan flat has been renovated in recent years to offer buyers a spacious and beautifully presented property to move straight into. The flat is located in the heart of Ruislip Manor, just a short walk from many handy shops and Ruislip Manor tube station which offer the Metropolitan and Piccadilly line. A viewing of this stunning flat is recommended as soon as possible.

Chain free

Flat

Open plan living

kitchen and living room

Bedroom

Built in wardrobes

Family bathroom

Leasehold

Close to tube station

Viewing recommended

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.





Property

This stunning apartment has been finished to the highest quality throughout with no details being overlooked. The property has a welcoming hallway with plenty of storage for coats and shoes to be tucked away. This one bedroom flat has been modernised to offer an open plan studio feel. The living room offers a great space to retire to in the evening or entertain in. The large windows offer viewings of Ruislip Manor's vibrant high street. The stylish kitchen boasts a range of base and wall units, worktops and space for integrated appliances. The bedroom area offers enough space for a king size bed frame on the slightly raised platform. There is also built in wardrobes. The family bathroom boasts both a shower cubicle and bathtub, and is tiled throughout.

Location

Located above the shops on Victoria Road. Therefore the shops, restaurants, library and local amenities are all on your doorstep. Alternatively Ruislip High Street is a short walk away. Local transport links are available nearby from Ruislip Manor station, a 2 minute walk away, for the Metropolitan/Piccadilly line providing reliable links into the City and West End. Alternatively Ruislip Gardens station which is a 12 minute walk away is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. The property is also located perfectly for bus links. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Lady Bankes, Sacred Heart and Ruislip High. Bessingby and Shenley Parks are also a short walk away.



Schools:

Lady Bankes Infant School 0.2 miles
Lady Bankes Junior School 0.2 miles
Ruislip Gardens Primary School 0.6 miles



Train:

Ruislip Manor Station 0.2 miles
Ruislip Gardens Station 0.6 miles
Ruislip Station 0.6 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 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.
Made with Metropix 12/2023



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| Energy Efficiency Rating | | Current | Target |
|--|---|---------|--------|
| Very energy efficient - lower running costs | A | | |
| Energy efficient - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | | |
| Decent energy efficiency - higher running costs | D | | |
| Less energy efficient - higher running costs | E | | |
| Not energy efficient - higher running costs | F | | |
| Very poor energy efficiency - higher running costs | G | | |

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.