

# Oak Grove

Ruislip • • HA4 8UD  
Guide Price: £325,000



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est 1986

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\*CHAIN FREE & NEW LEASE UPON COMPLETION  
SUBJECT TO AGREEABLE OFFER\* Coopers are pleased to present to the market this spacious and ideally located one bedroom first floor maisonette. Situated within walking distance to Eastcote High Street with its vast array of shops, amenities and transport links, this superb property briefly comprises: welcoming entrance hall, large lounge, fitted kitchen, large double bedroom and family bathroom. Other benefits include double glazing and resident parking. New Lease Upon Completion subject to an agreeable offer.

ONE BEDROOM MAISONETTE

FIRST FLOOR

GREAT CONDITION THROUGHOUT

KITCHEN/LIVING AREA

WALKING DISTANCE TO HIGH STREET AND STATION

STYLISH FAMILY BATHROOM

PRIVATE ENTRANCE

COMMUNAL GARDEN

ALLOCATED PARKING

CHAIN FREE

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**

Oak Grove conveniently located close to parks, transport and amenities at Eastcote. For the motorist, there are excellent connections to central London via the M25 and the M40. Commuters are well suited with five London underground stations in the area. Eastcote Station is 0.5 miles away from the property, and is serviced by the Metropolitan and Piccadilly Lines. There is further access to these lines at Ruislip Manor Station which is also only 0.6 miles away, travelling into the city via the Metropolitan or Piccadilly lines couldn't be easier. Other nearby stations include Ruislip Gardens (Central line), or South Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity, including Newnham Infant and Junior School, Ladybankes, Ruislip High and Sacred Heart Primary School. For those seeking green space, Shenley Park and Cavendish Recreational Park are all a short walk away.

### **DESCRIPTION**

The property benefits from its own private entrance with stairs leading to the first floor which leads onto all rooms. Firstly you're greeted with the stylish bathroom which is tiled and finished to a high standard with a feature brick wall. The double bedroom provides ample space for a super king size bed and further storage. The living/ kitchen area is spacious and complete with fitted units and appliances. This bright and airy maisonette is larger than the average and offered to the market with no further chain.

### **OUTSIDE**

The property benefits from maintained communal grounds and allocated parking behind the residence.



### Schools:

Bishop Ramsey Church of England School 0.4 mi  
Ruislip High School 0.8 mi  
Newnham Junior School 0.5 mi



### Train:

Eastcote 0.5 mi  
Ruislip Manor 0.6 mi  
Ruislip 1.1 mi



### Car:

M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
29 sq.ft. (2.7 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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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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		
Some energy efficiency - lower running costs	D		
Not very 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.