

# Field End Road

Ruislip • • HA4 9NB  
Offers In Excess Of: £375,000



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est 1986

# Field End Road

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Offered to the market in a fantastic condition throughout, this two bedroom apartment is the perfect purchase for both first time buyers, buy to let investors and downsizers. This stylish home is nestled away in the heart of Eastcote, within walking distance of local shops, schools and handy tube links into London. A viewing of this wonderful abode is recommended as soon as possible.

CHAIN FREE

TWO DOUBLE BEDROOMS

FIRST FLOOR

MODERN THROUGHOUT

IDEAL LOCATION

OPEN PLAN LIVING/ KITCHEN

ALLOCATED PARKING

LIFT IN BLOCK

SERVICE CHARGE- £1786 – GROUND RENT £175 pa

EPC RATING C

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.





## DESCRIPTION

Ready made for relaxed easy living and superbly convenient, this spacious first floor two bedroom executive apartment has been stylishly designed and immaculately presented throughout, boasting modern interiors throughout. The apartment is a short walk to Eastcote station and High Street. Briefly the accommodation comprises a hallway, a contemporary open plan lounge/diner with windows that provide lots of natural light and a fitted kitchen which is open plan with the lounge/diner. The kitchen offers a sleek, stylish yet practical space and includes an integrated oven, fridge freezer and dishwasher. There is two spacious double bedrooms and a modern bathroom with tiled flooring. The apartment is ready for immediate occupation. The apartment is all about location and is a fantastic investment opportunity with strong rental returns or a perfect first home.

## OUTSIDE

Externally the apartment benefits from gated allocated parking with two spaces.

## LOCATION

Palmera House is only footsteps from the Metropolitan and Piccadilly line station at Eastcote which offer swift and regular connections into London. There is a vast selection of shops, coffee bars, restaurants, wine bars and pubs to cater for all your leisure needs and for the motorist the A40, M40 and M25 are easily accessible.



### Schools:

Eastcote Station 0.1 miles  
Ruislip Manor Station 0.7 miles  
Ruislip Station 1.1 miles



### Train:

Newnham Junior School State School 0.2 miles  
Newnham Infant and Nursery School 0.2 miles  
Pinner High School 0.5 miles



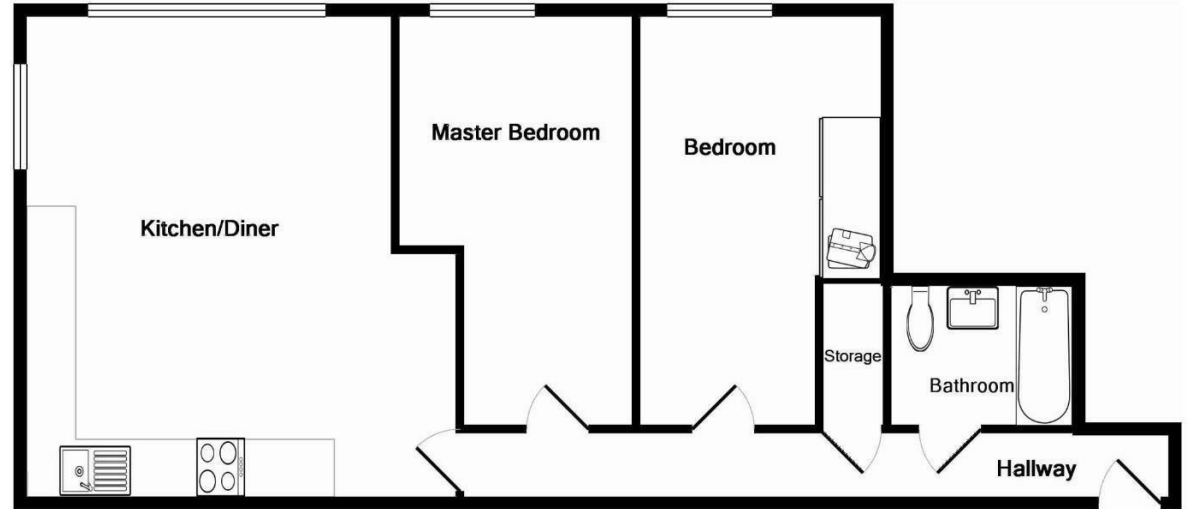
### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
Least energy efficient - higher running costs	F		
Very least energy efficient - highest 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.