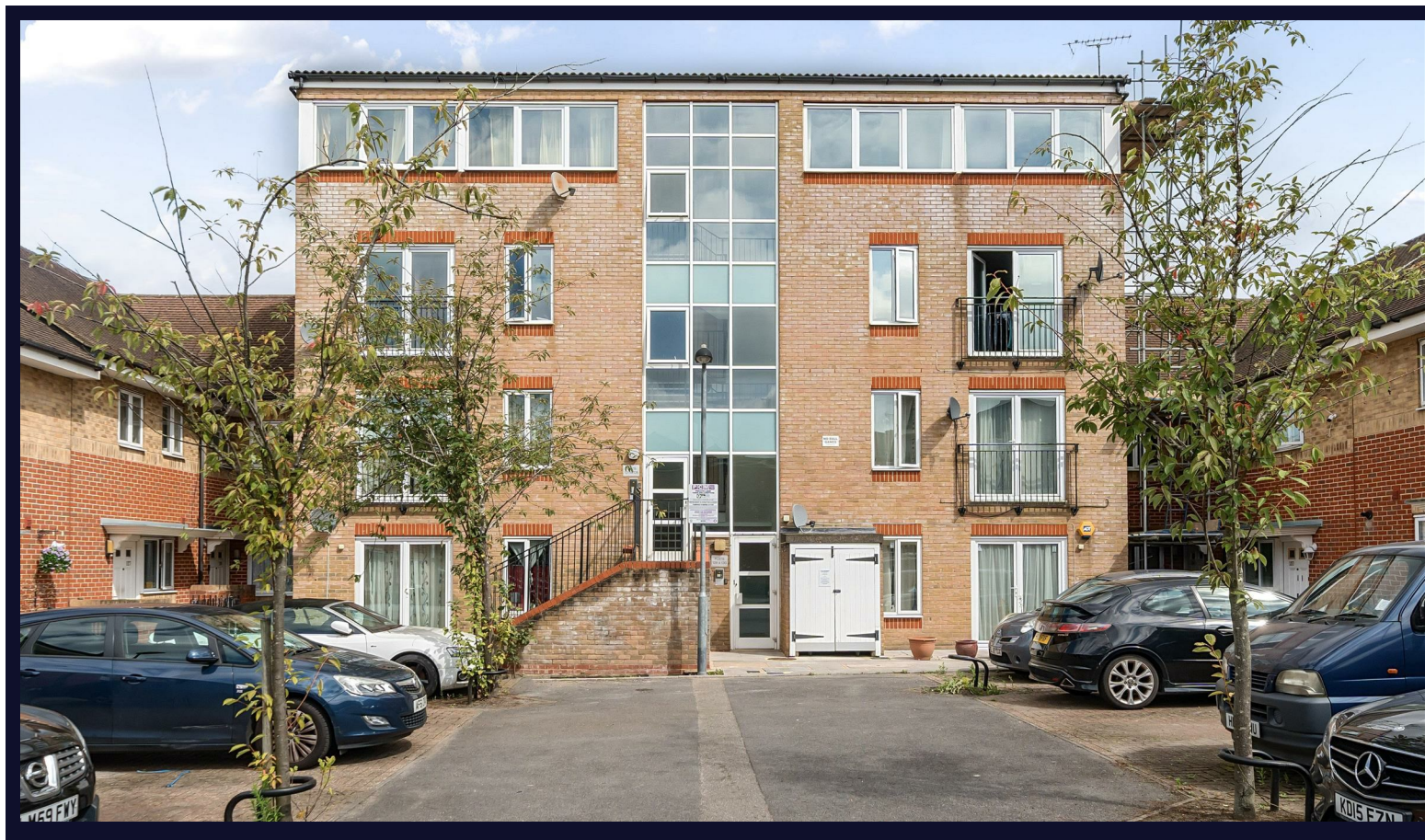


# Carmichael Close

Ruislip • Middlesex • HA4 6LL  
Offers In Excess Of: £285,000



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# Carmichael Close

Ruislip • Middlesex • HA4 6LL

Offered to the market with no onward chain, this one bedroom larger than average apartment is the ideal purchase for both first time buyers and buy to let, and ready to move straight into. The home, nestled away on Carmichael Close is just a short walk from convenient shops and handy tube links into London. A viewing of this spacious abode is recommended as soon as possible.

CHAIN FREE

ONE BEDROOM APARTMENT

OPEN PLAN LIVING

THIRD FLOOR

FAMILY BATHROOM

PRIVATE ENTRANCE

ACCESS TO COMMUNAL GARDENS

RESIDENT PARKING

CLOSE TO TUBE STATION

750 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.







## DESCRIPTION

This third floor apartment is tucked away on the Carmichael Close development giving the property seclusion and security. As you enter the property via the private entrance you are greeted with a welcoming hallway allowing access to all of the homes accommodation. The open plan living space makes for a grand reception to relax in and entertain. The large windows flood the room with light. The kitchen area offers a range of base and wall units, worktops and space for integrated appliances. There is also ample space for the most sociable of dining tables. The master bedroom is spacious enough for a king-size bed and features two built in wardrobes. The family bathroom is part tiled and includes bath, basin and w.c.

## OUTSIDE

The Carmichael Close development benefits from permit residents parking. There are well maintained communal grounds with lawns and shrubs.

## SITUATION

Carmichael Close is a quiet residential road, conveniently located for commuters using the central line as Ruislip Gardens station is a 5 minute walk away providing a reliable service into London by both tube and train. The property is about a mile from Ruislip High Street which offers a more extensive range of shops, trendy eateries and cafés including Waitrose, Cafe Rouge, Nero and Pizza Express. Ruislip Metropolitan/Piccadilly line station is at the end of the High Street and provides regular connections into Baker Street and the City. For the motorist the A40/M25 is a short drive away. The open fields of Ruislip Rugby Fields and Yeading Brook Green are both a 5 minute walk away.



**Schools:**

Ruislip Gardens Primary School 0.5 miles  
Bourne Primary School 0.7 miles  
Lady Bankes Infant School 0.8 miles



**Train:**

Ruislip Gardens 0.1 miles  
South Ruislip 0.5 miles  
Ruislip Manor 1.0 miles



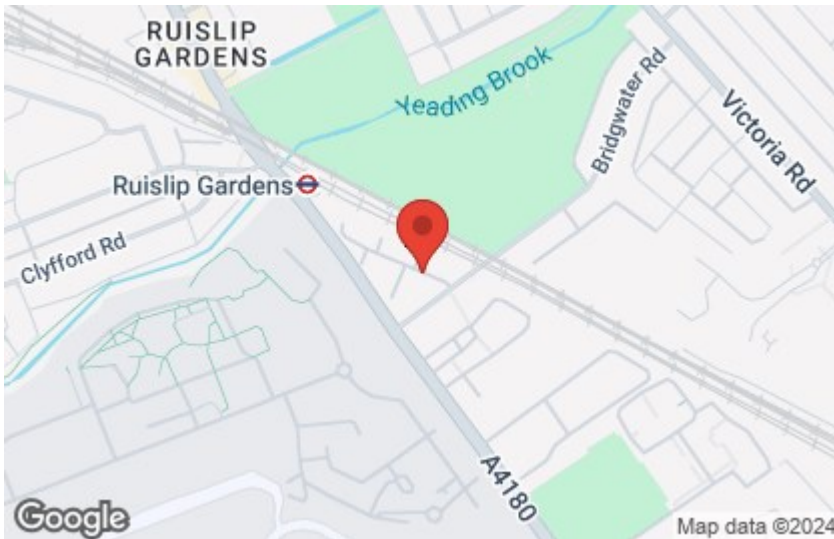
**Car:**

M4, A40, M25, M40



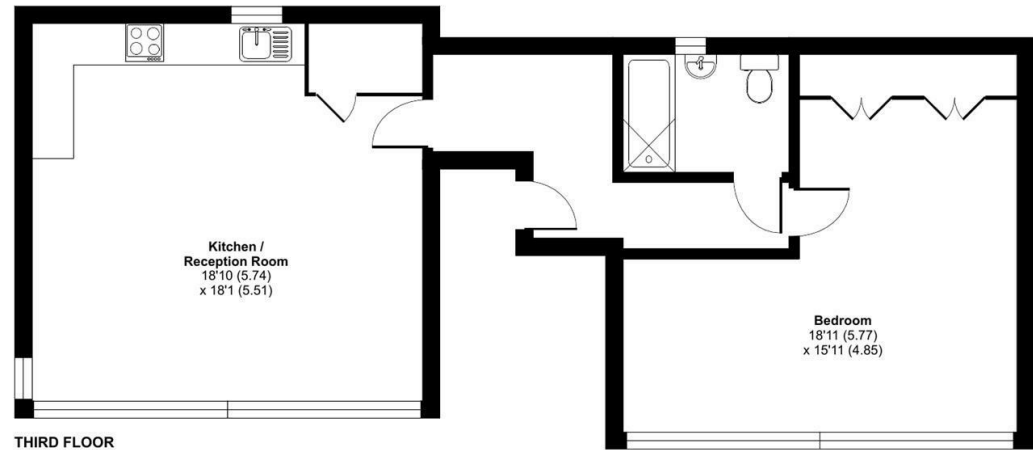
**Council Tax Band:**

(Distances are straight line measurements from centre of postcode)



**Carmichael Close, Ruislip, HA4**

Approximate Area = 750 sq ft / 69 sq m  
For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Coopers. REF: 1176491



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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		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - 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.