

# Victoria Road

South Ruislip • Middlesex • HA4 0JJ  
Offers In Excess Of: £295,000



coopers  
est 1986

# Victoria Road

South Ruislip • Middlesex • HA4 0JJ

CHAIN FREE - This one bedroom ground floor apartment is ready made for completely relaxed living and is set in an ultra convenient location. Victoria Road is situated within close proximity of South Ruislip and Eastcote shops, restaurants and transport options. An excellent opportunity for a first time buyer or investor.

ONE DOUBLE BEDROOM

GROUND FLOOR

MODERN THROUGHOUT

LIVING ROOM

KITCHEN

GAS CENTRAL HEATING

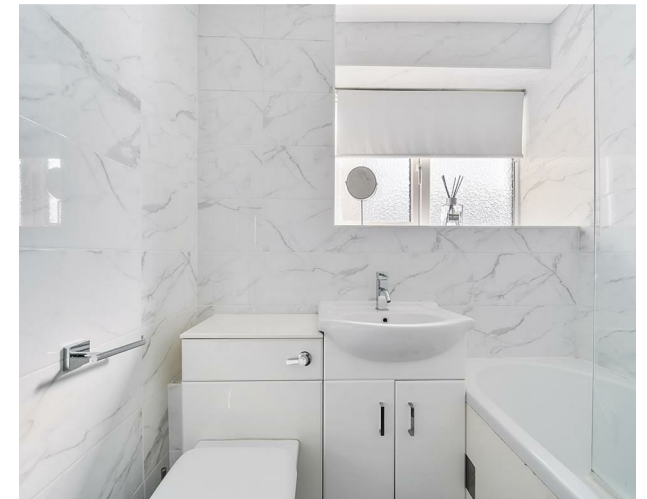
IDEAL FOR FIRST TIME BUYERS/INVESTORS

CLOSE TO TRANSPORT LINKS

SOUGHT AFTER LOCATION

546 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

Ready to be tailored for relaxed living and set in an ultra convenient location, this ground floor one double bedroom maisonette is an ideal opportunity for those looking to get into the marketplace for the first time or creates a sound investment prospect. It is larger than average and immaculately presented throughout. As you enter the property, you are greeted by a welcoming hall that leads you through to the spacious lounge/diner, measuring an impressive 15'9" x 11'8" (4.8m x 3.6m). This bright and airy room is perfect for relaxing and entertaining, with ample space for both dining and lounging. The kitchen, conveniently situated next to the lounge/diner, is a well-proportioned area measuring 11'5" x 8'6" (3.5m x 2.6m). It is fitted with modern appliances and offers plenty of storage and workspace, making it a practical and inviting place to prepare meals. The double bedroom is generously sized at 15'2" x 10'1" (4.6m x 3.1m), providing a peaceful retreat at the end of the day. The room is flooded with natural light, creating a calm and restful atmosphere. The flat also includes a well-appointed bathroom with modern fixtures and fittings, ensuring a comfortable living experience.

## OUTSIDE

To the front there is a lawn and pathway leading to the door. Benefitting from communal grounds.

## SITUATION

Victoria road is within close proximity of South Ruislip and Eastcote high street offering a selection of shops, cafes and restaurants. The Metropolitan/Piccadilly and Central lines are located nearby providing access to Baker Street and the City. It is also conveniently located to the A40/M25 providing access into London and the Home Counties. There is a number of highly regarded schools nearby including Field End, Bourne, Ruislip High and Rooks Heath secondary school. Victoria Road retail park is close by offering shops such as Homebase, Halfords, Argos and many more.





### Schools:

Deanesfield Primary School 0.3 miles  
Earlsmead Primary School 0.5 miles  
Queensmead School 0.3 miles



### Train:

South Ruislip 0.7 miles  
Northolt 1.0 miles  
Northolt Park 1.0 miles



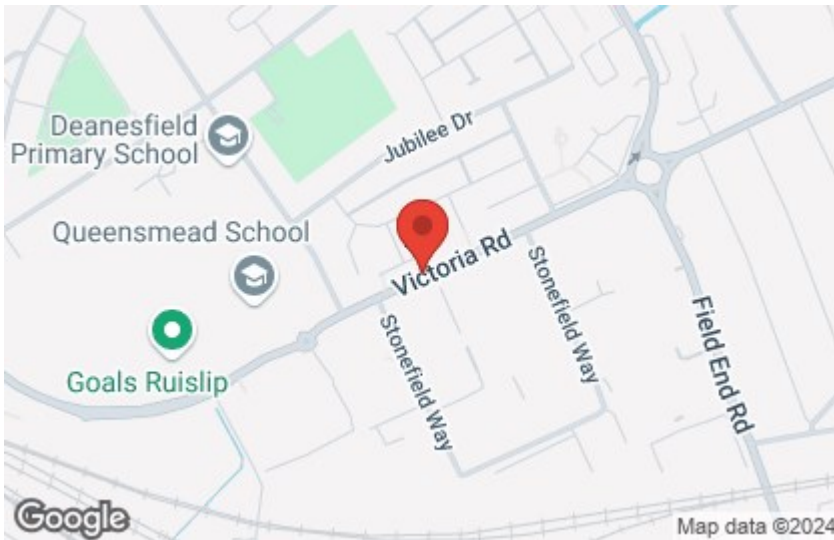
### Car:

M4, A40, M25, M40



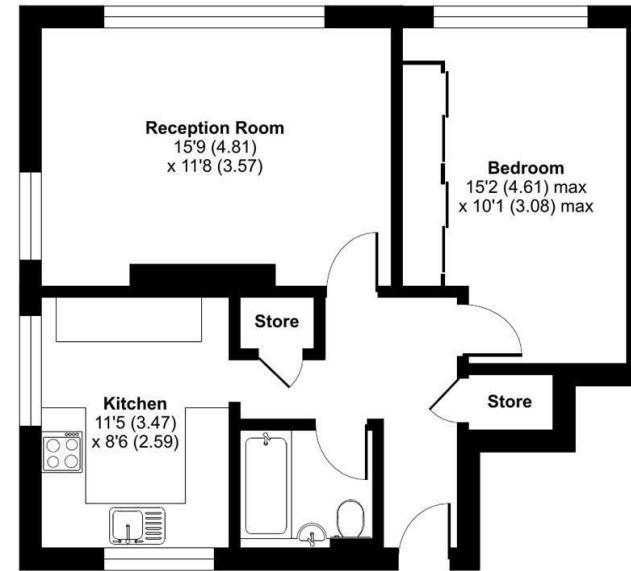
### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



## Victoria Road, Ruislip, HA4

Approximate Area = 571 sq ft / 53 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Coopers. REF: 1178032



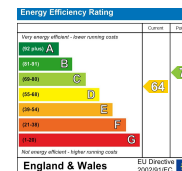
01895 677 400

71 Victoria Road, Ruislip Manor,  
Middlesex, HA4 9BH

ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk

coopers  
est 1986



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.