

# Long Drive

Ruislip • Middlesex • HA4 0HY

Guide Price: £350,000



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est 1986

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This charming two bedroom apartment offers a thoughtfully designed layout, ideal for modern living. Spanning approximately 605 sq. ft. (56.2 sq. m.), the property boasts a variety of comfortable and functional spaces. Upon entering, you are welcomed by a well-sized entrance hall that provides direct access to each room, ensuring a smooth flow throughout the apartment.

CHAIN FREE

TWO BEDROOM FLAT

FIRST FLOOR

LARGE LIVING ROOM

KITCHEN WITH DINING SPACE

FAMILY BATHROOM

SEPARATE W.C.

QUIET LOCATION

PRIVATE ENTRANCE

605 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**

The family room, measuring 14'4" x 10'7" (4.36m x 3.23m), is a generously proportioned space perfect for relaxation or entertaining, with large windows allowing plenty of natural light to fill the room. Adjacent to the family room is the master bedroom, which offers a cozy retreat with dimensions of 11' x 10'7" (3.36m x 3.23m), providing ample space for a double bed and storage. A second bedroom measures 10'2" x 10'1" (3.11m x 3.08m). This room offers flexibility and can be used as a guest room, home office, or additional bedroom, tailored to your specific needs. The kitchen provides a spacious area for cooking and dining, with plenty of countertop and cabinet space to accommodate culinary endeavors. Completing the apartment is a well-appointed bathroom located near the entrance hall, equipped with essential fixtures including a bathtub, sink, and toilet. This apartment offers a balance of comfort and practicality, making it perfect for small families, couples, or professionals seeking a convenient and flexible living space.

### **Situation**



### Schools:

Field End Infant School (0.3 miles)  
Queensmead School (0.4 miles)  
Deanesfield Primary School (0.3 miles)



### Train:

South Ruislip (0.6 miles)  
Ruislip Gardens (1.0 miles)  
Eastcote (1.1 miles)



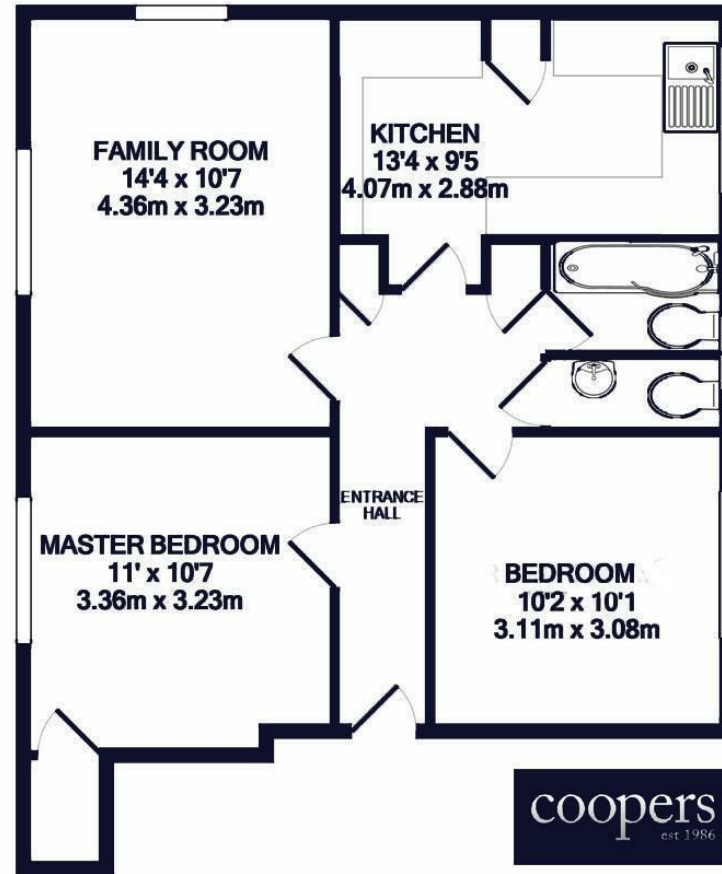
### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



**TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)**

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		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		

England & Wales  
EPC Directorate  
2022/01/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.