

# Field End Road

Ruislip • Middlesex • HA4 9BF

Guide Price: £270,000



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An immaculate and stylishly presented one bedroom apartment set within this luxury development. The home is in a highly convenient location in the heart of Eastcote, near to Eastcote Underground Station (Met/Piccadilly Lines) and the extensive shopping facilities at Eastcote High Street. The accommodation includes a fitted kitchen, open plan lounge/diner, master bedroom and a modern fitted bathroom.

MODERN APARTMENT

ONE BEDROOM

KITCHEN/LIVING AREA

BATHROOM

LEASEHOLD

ALLOCATED PARKING

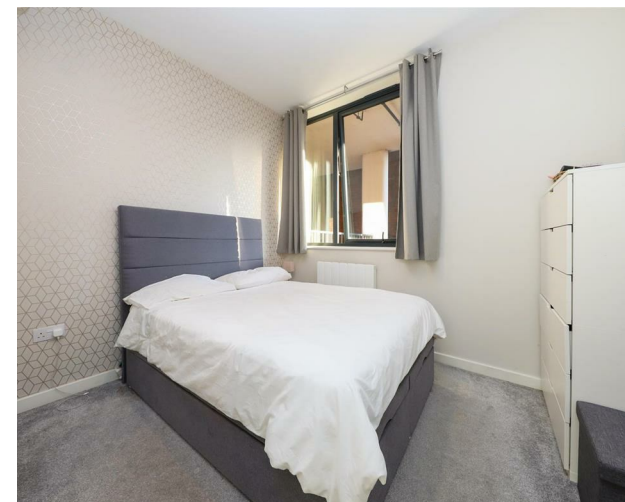
CLOSE TO TUBE STATION

NEATLY PRESENTED THROUGHOUT

GROUND FLOOR

349 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.







## SITUATION

The flat is located in close proximity to Eastcote High Street offering trendy eateries, shops and transport. Eastcote tube station (Metropolitan/ Piccadilly) is a short walk away, whilst South Ruislip (Central line/BR) station is also a 10 minute drive away. For the motorist the A40/M40 and M25 road links offering easy access to London and the Home Counties. For families, it is in the catchment area for excellent local schools, Newnham and Bishop Ramsey. Highgrove gym and swimming pool are also only 10 minutes walk away.

## DESCRIPTION

Offered to the market in fantastic condition and ready-made to move straight into, this ground floor one bedroom executive apartment has been stylishly designed and immaculately presented throughout, boasting luxury finishes and a fresh, crisp neutral decor. The leasehold property has an entry phone for security which allows you into the building. The communal hall leads you to stairs and a lift which provides access to all levels. Upon entering the property you are immediately greeted into the open plan living area/ lounge, dining space and fully fitted kitchen. To the left is the spacious, fully tiled bathroom complete with bath, hand basin and w.c. There is also a storage cupboard to which opposite is the bedroom with ample room for a double bed.

## OUTSIDE

To the rear is gated allocated parking, creating piece of mind. As you rise to the top floor you are greeted with a communal terrace area, ideal for relaxing in on those warm summer days.



### Schools:

Newnham Infant and Nursery School 0.2 miles  
 Cannon Lane Primary School 0.6 miles  
 Lady Banks Infant School 0.6 mile



### Train:

Eastcote 0.05 miles  
 Ruislip Manor 0.6 miles  
 Ruislip 1.0 mile



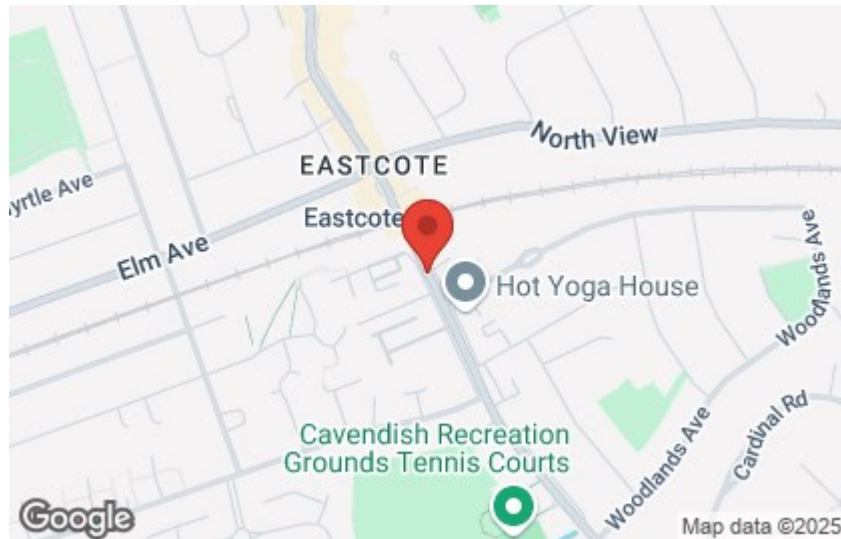
### Car:

M4, A40, M25, M40



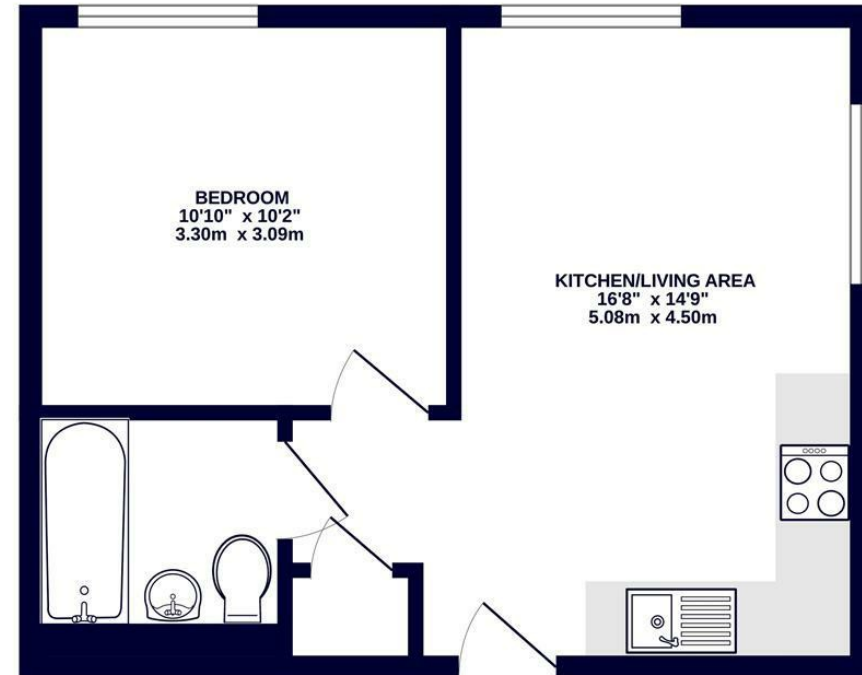
### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



## GROUND FLOOR

349 sq.ft. (32.5 sq.m.) approx.



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TOTAL FLOOR AREA : 349 sq.ft. (32.5 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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**CoopersResidential.co.uk**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.