



Canfield Drive, Ruislip, HA4 6ES



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50% SHARED OWNERSHIP - FIRST TIME BUYERS ONLY - Situated in the heart of South Ruislip within walking distance of the station and the closest amenities, this superb two double bedroom apartment boasting sleek and modern interiors. This luxury apartment briefly comprises: spacious lounge open planned with the stylish kitchen, a beautiful balcony, and a modern bathroom suite. Set in this highly convenient location, this property is ideally located for South Ruislip's shops and amenities including Sainsbury's supermarket and the Old Dairy site, including a cinema, several restaurants and Asda. Highly regarded schools such as Queensmead & Deansfield are close by. South Ruislip station provides swift and easy access to Central London via both the Central line and Chiltern Railways. For the motorist, the A40/M40/M25 is within striking distance.



ENTRANCE HALL

herringbone engineering wood flooring, underfloor heating, storage cupboard, doors to:

BATHROOM

Tiled flooring, tiled walls, downlighting, vanity unit incorporating wash hand basin, tile enclosed bath with wall mounted shower attachment, low level wc, heated towel rail

LIVING AREA

Rear aspect triple glazed window, rear aspect triple glazed door, herringbone engineering wood flooring, underfloor heating, storage cupboard.

KITCHEN

Part tiled walls, a range of base and eye level units, stainless steel sink with drying rack, four ring induction hob with

extractor hood, a range of integrated appliances, herringbone engineering wood flooring, underfloor heating,

CLOAKROOM

Herringbone engineering wood flooring, underfloor heating, downlighting, low level wc, countertop basin

BEDROOM ONE

Rear aspect triple glazed window, rear aspect double glazed frosted glass window, built in wardrobes,

BEDROOM TWO

Rear aspect triple glazed window, rear aspect double glazed frosted glass window, built in wardrobes and cupboards,

LEASE

Lease - 120 Years remaining.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

OUTGOINGS

Ground Rent - TBC per annum

Service Charge - TBC per annum

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COUNCIL TAX

London Borough of Hillingdon - Band D - £1,952.38

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DISTANCE TO STATIONS

South Ruislip (0.1 miles) - Central line/Chiltern Railways
Ruislip Manor (1.3 miles) - Metropolitan/Piccadilly

NB

Due to the shared ownership scheme, a conditional of the sale is the purchaser must be a first time buyer.



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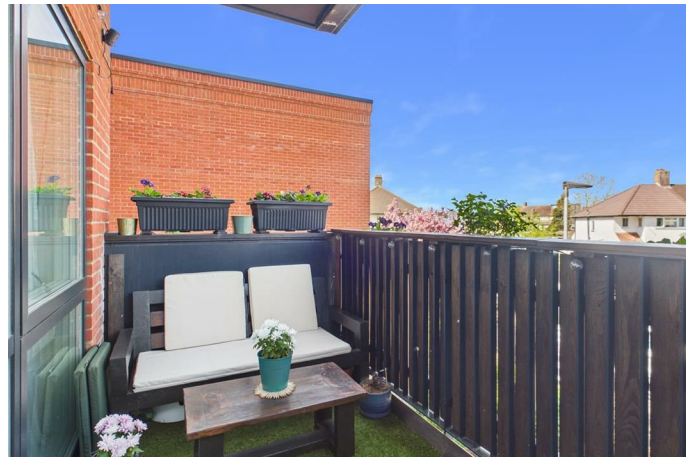
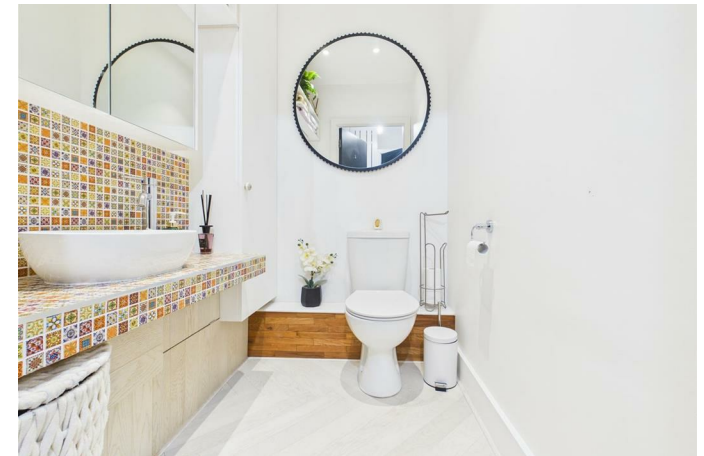
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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