



West Way, Ruislip, HA4 8FG

NO UPPER CHAIN. A spacious and beautifully presented modern apartment situated in this highly convenient location. Set in this gated development the property briefly comprises: an entrance hallway with a video entry phone system and storage cupboards, two good sized double bedrooms with sliding doors to balcony, bathroom and open plan living room leading into the kitchen area. Additional benefits include secure underground parking, gas central heating, a large private balcony and access to a communal roof terrace. Ideally located for Ruislip Manor High Street with its wide range of amenities, bus routes and rail links (Metropolitan/Piccadilly). The A40/M40 are within striking distance offering swift and easy access to Central London and the Home Counties. This property would make an ideal investment or first time purchase.



## ENTRANCE HALL

Front door, storage cupboard, cupboard housing vent unit, laminate effect flooring, security entry phone system, radiator, doors to:

## LOUNGE

Front aspect double glazed sliding doors to balcony, radiator, laminate effect flooring, front aspect double glazed window.

## KITCHEN

Range of base and eye level units, space for washing machine, laminate effect flooring, radiator, integrated fridge freezer, electric hob and oven, one and half stainless steel sink and drainer, part tiled walls.

## MASTER BEDROOM

Front aspect double glazed sliding doors to balcony, radiator.

## BEDROOM TWO

Front aspect double glazed sliding doors to balcony, radiator.

## BATHROOM

Extractor fan, heated towel rail, low level wc, pedestal wash hand basin, panel enclosed bath with mixer taps and shower attachment.

## BALCONY

Large balcony running the length of the flat.

## COUNCIL TAX

London Borough of Hillingdon -  
Band D - £2,045.46

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

## OUTGOINGS

£205.96 PCM which includes ground rent, service charge and buildings insurance.

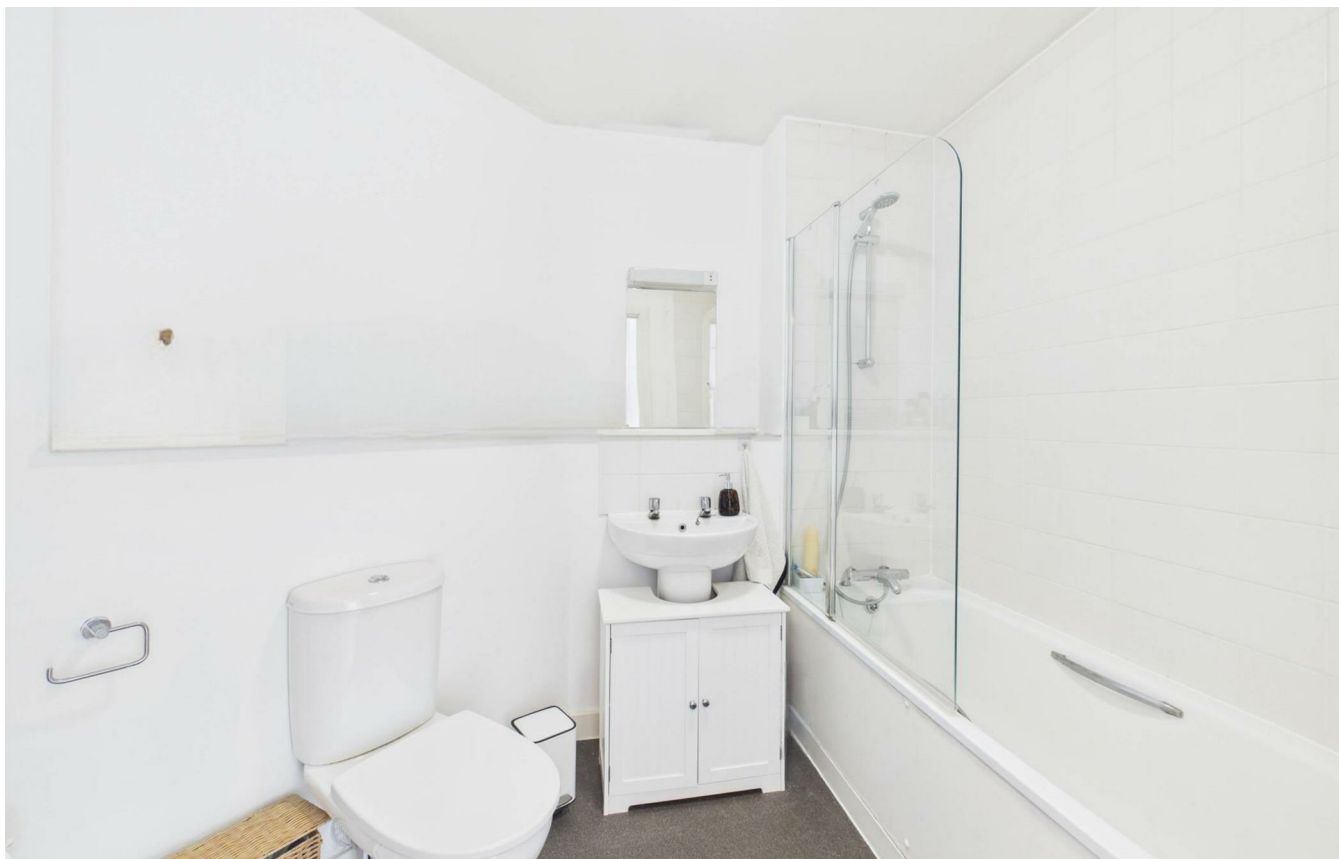
## LEASE

112 years remaining.

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## DISTANCE TO STATIONS

Ruislip Manor -  
Metropolitan/Piccadilly - 0.1 Miles  
Ruislip - Metropolitan/Piccadilly -  
0.3 Miles



92 High Street, Ruislip, Middlesex, HA4 8LS

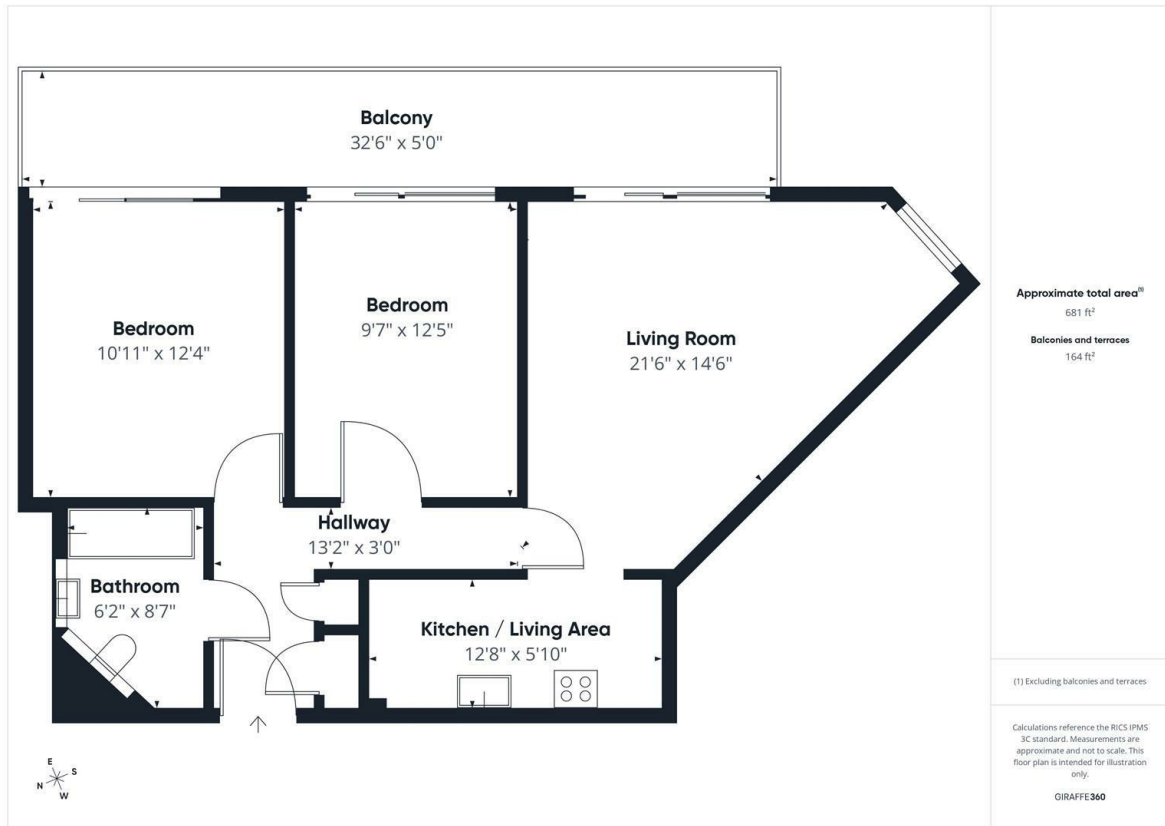
T: 01895 677766

sales@gibsonhoney.co.uk

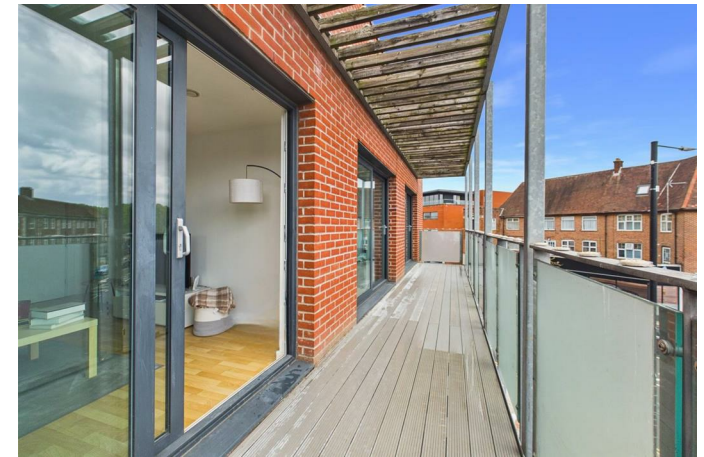
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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