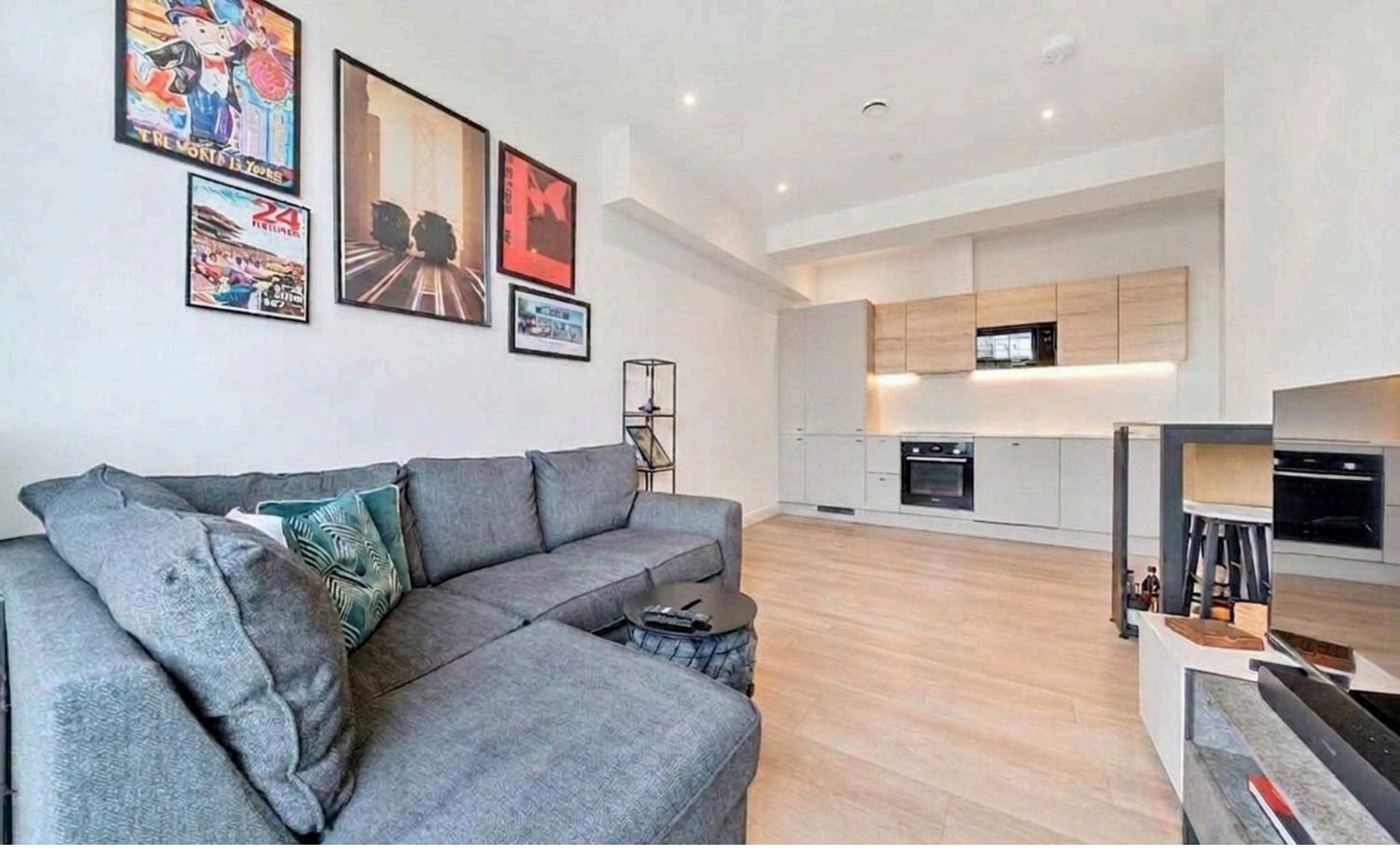
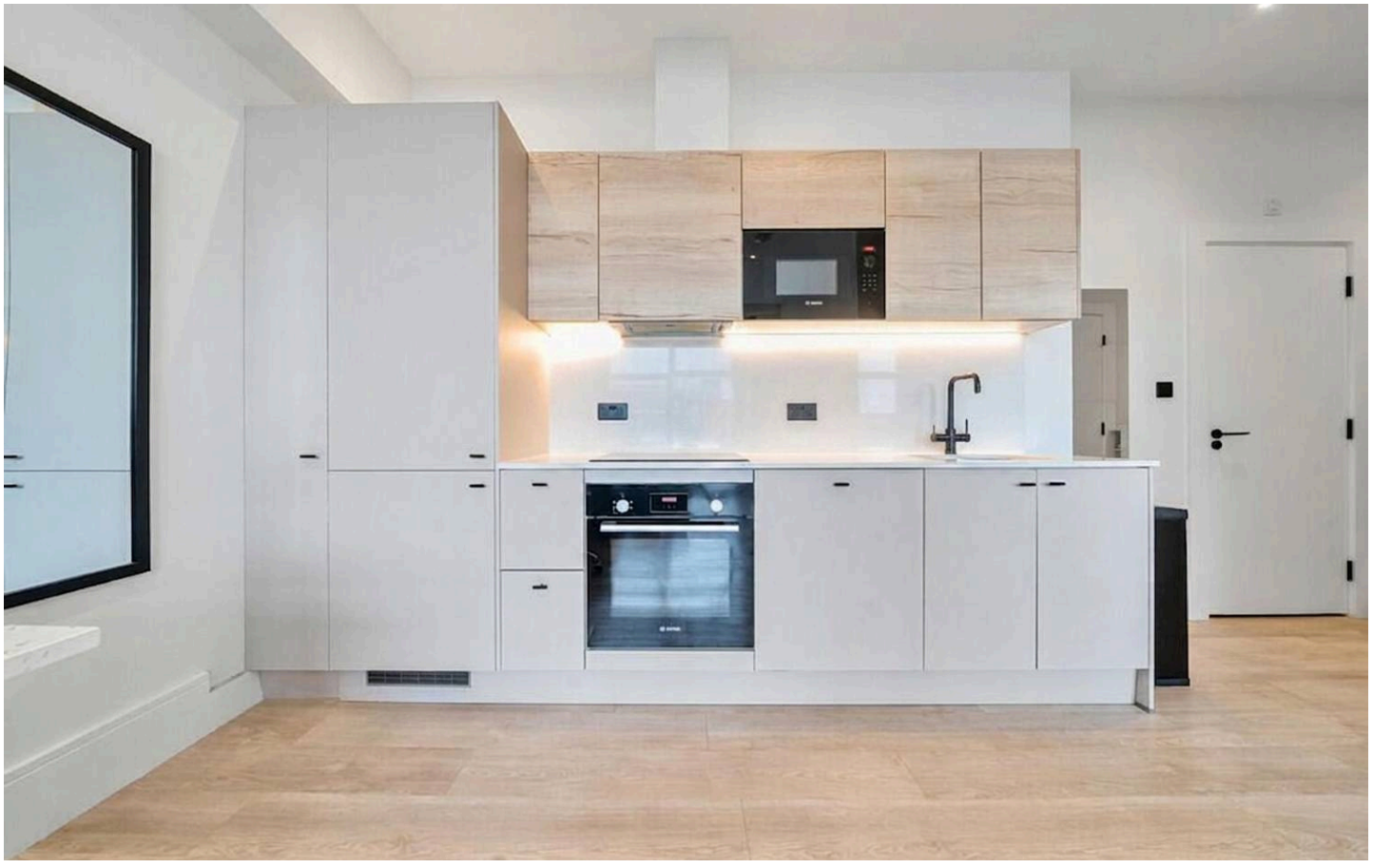
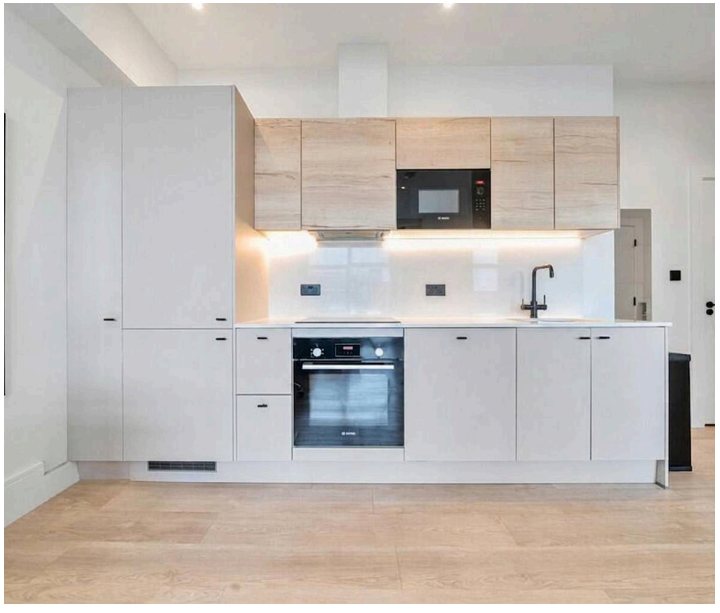


Quadrate Apts, 104 Pembroke Road - HA4 8FU

Offers in Region of **£245,000 | Leasehold**

LAWRENCE RAND







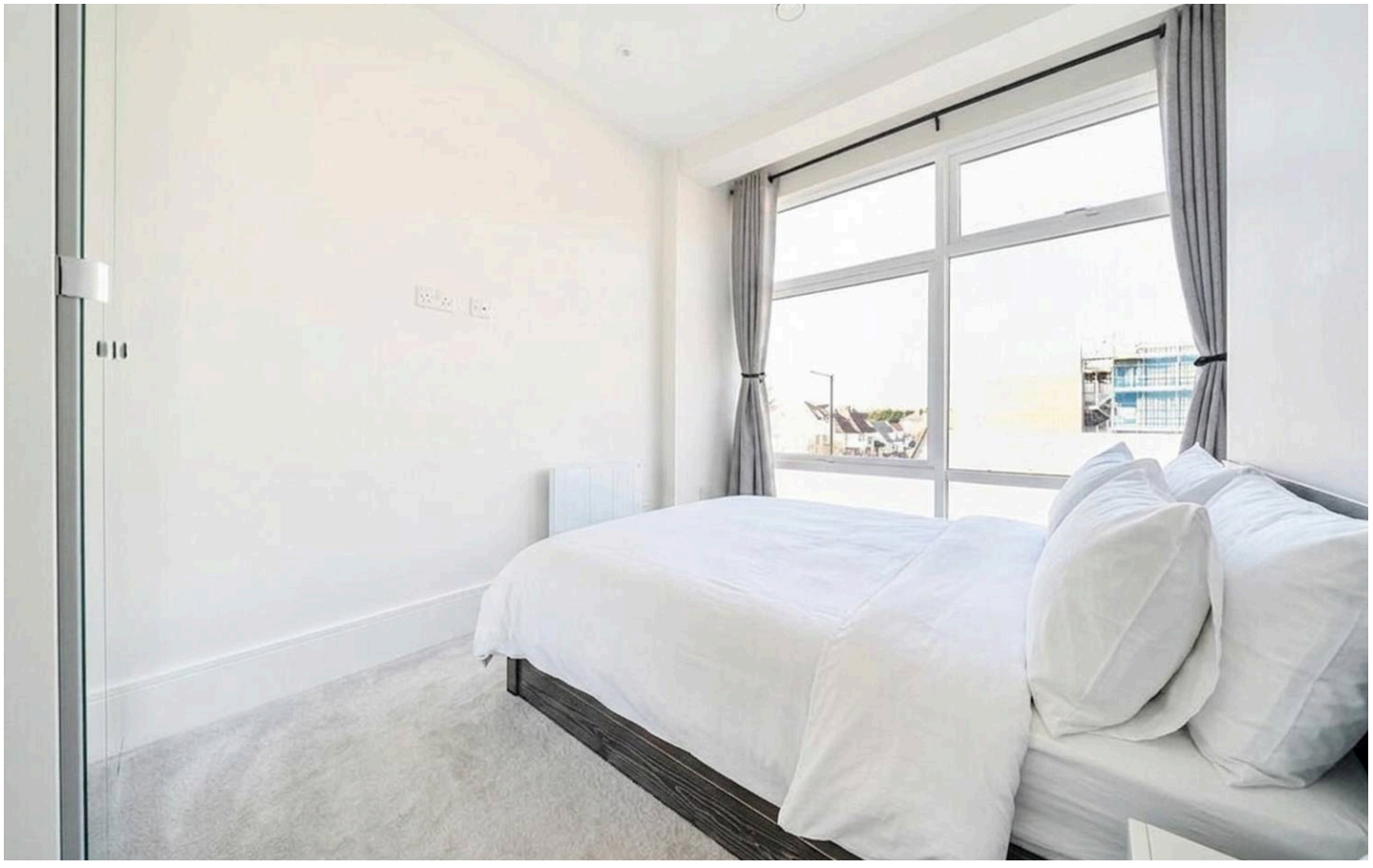
Key Features & Description

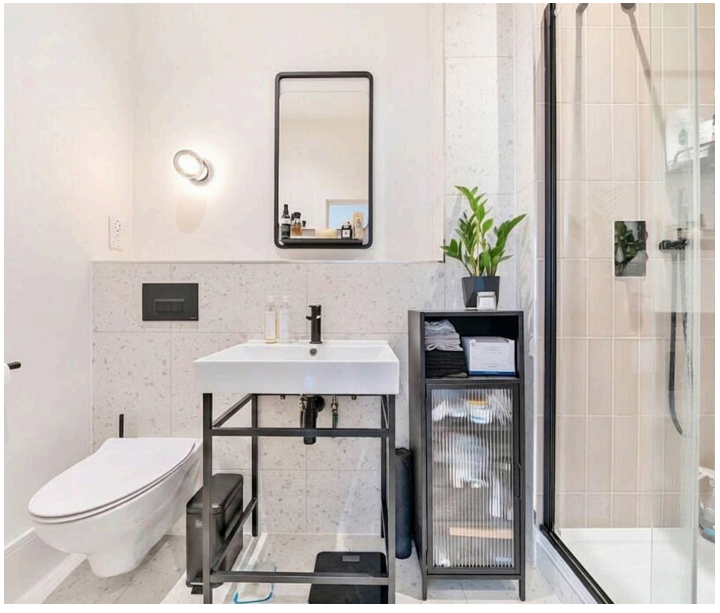
- One Bedroom
- Top Floor Apartment With Lift Access
- Close To Local Amenities
- Open Plan Kitchen / Lounge
- Allocated parking

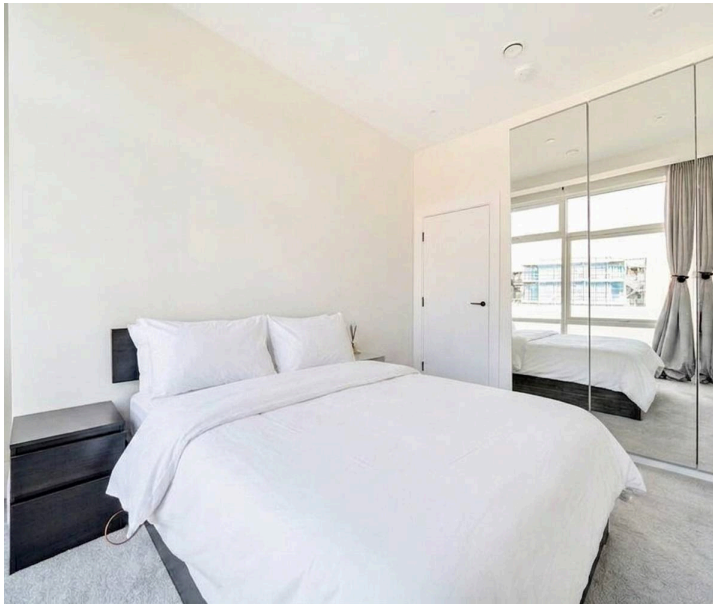
Located on the top floor of the sought-after **Quadrate Apartments**, this stylish one-bedroom apartment offers contemporary living in a well-maintained development. Bright and beautifully presented throughout, the property is ideal for first-time buyers, professionals or investors seeking a home in a convenient and well-connected location. The apartment features a spacious open-plan living and dining area, complemented by a modern fitted kitchen with integrated appliances, creating an excellent space for both everyday living and entertaining. The generous double bedroom benefits from fitted wardrobes, while the contemporary shower room is finished to a high standard. Large windows allow an abundance of natural light to flood the apartment, enhancing the bright and airy feel throughout.

Further benefits include secure entry, lift access, well-maintained communal areas and an allocated parking space (subject to the individual property). The development is ideally positioned within easy reach of local shops, cafés, restaurants and excellent transport links, making commuting into Central London both quick and convenient.

Presented with care by Lawrence Rand – helping you find the place you'll love to call home.







Nearest Stations

Ruislip Manor Station - approx 0.1 miles

Ruislip Station - approx 0.4 miles

Eastcote Station - approx 0.8 miles

Verified Material Information:

Council Tax band: C

EPC Energy Efficiency Rating: B

Lease Years Remaining 248

Service Charge £1500 Per Year

Ground Rent £0

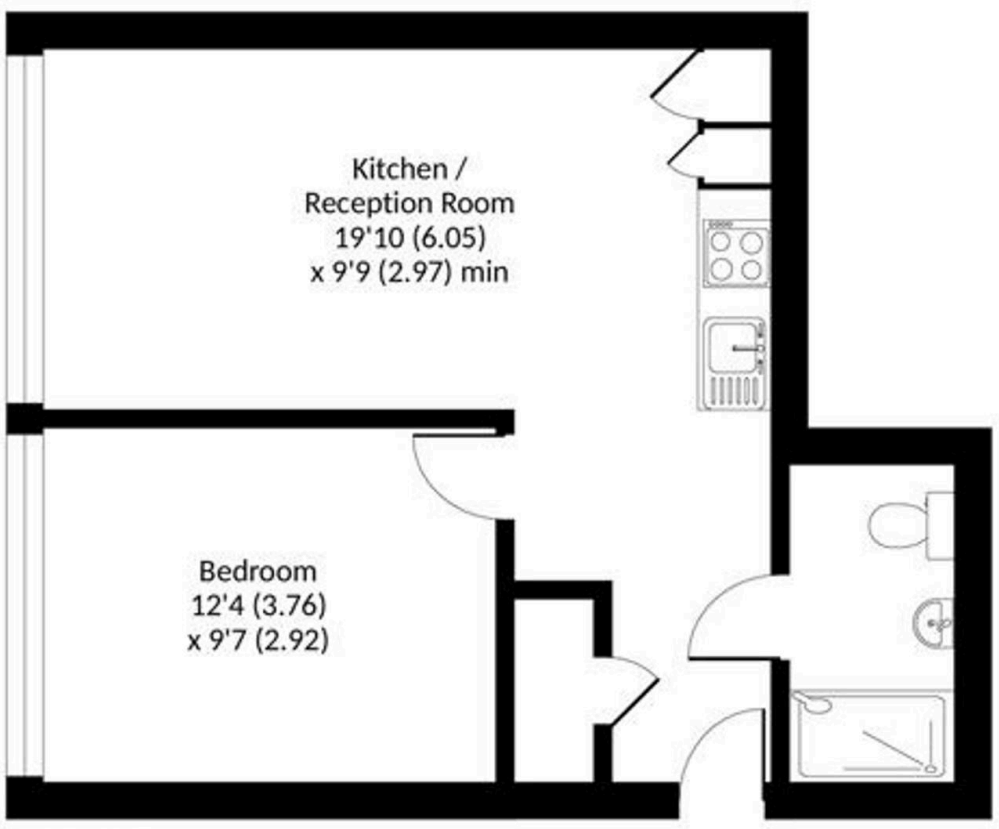
Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Electric Heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent



SECOND FLOOR

Lawrence Rand

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