

Pembroke Road

Ruislip • Middlesex • HA4 8PP

Asking Price: £300,000



coopers
est 1986

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Situated within a secure gated development, this chain-free one-bedroom ground-floor apartment combines comfort with convenience. It boasts a generous open-plan kitchen and living area, a well-proportioned bedroom, and immaculately maintained communal gardens. Ideally positioned close to excellent transport links, lively restaurants, and everyday amenities, the property offers easy access to both urban attractions and nearby green spaces.

CHAIN FREE

ONE BEDROOM

APARTMENT

BATHROOM

KITCHEN

GROUND FLOOR

GREAT CONDITION THROUGHOUT

CLOSE PROXIMITY TO AMENITIES

SOUGHT AFTER LOCATION

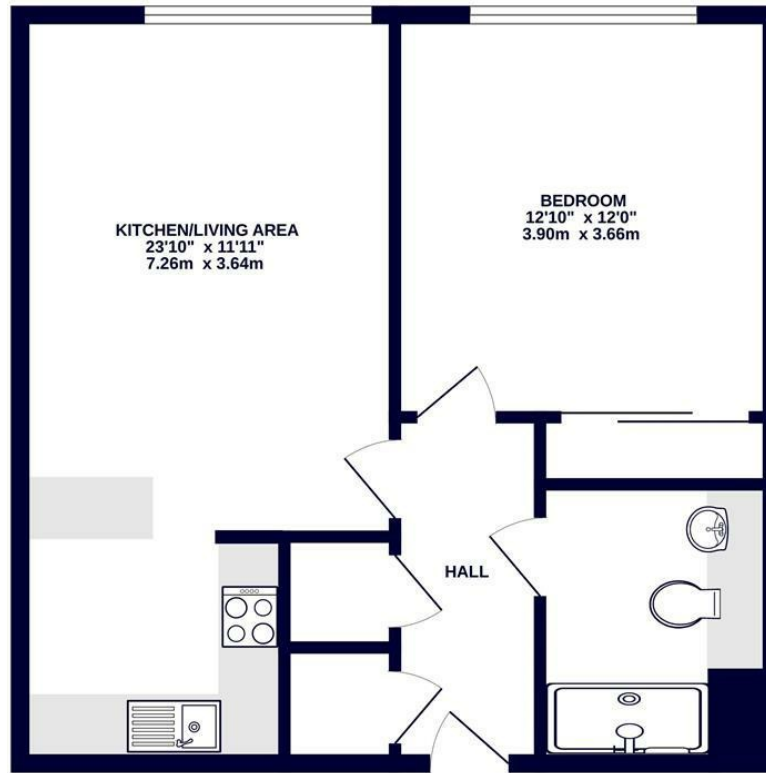
564 SQ FT

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.





GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 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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Energy Efficiency Rating		Current	Target
How energy efficient? - lower rating costs			
Very energy efficient (A)	Very energy efficient (A)		
Energy efficient (B)	Energy efficient (B)		
Decent (C)	Decent (C)		
Needs improvement (D)	Needs improvement (D)		
Needs improvement (E)	Needs improvement (E)		
Needs improvement (F)	Needs improvement (F)		
Not energy efficient (G)	Not energy efficient (G)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/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.