



Solis House, Ruislip, HA4 9BF



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A luxury one-bedroom apartment constructed circa 2019. Situated in this highly convenient location in the heart of Eastcote, this property briefly comprises: Open plan kitchen living area, double bedroom and modern bathroom suite. The property benefits: Communal entrance via the secure entry-phone system, lift, Juliette balcony in the living room, modern interiors, long lease in excess of 200 years, beautiful roof terrace and gated allocated parking. Located on Eastcote High Street with its many facilities and just a stones throw from Eastcote tube station (Metropolitan/ Piccadilly) 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 such as Newnham, Field End and Bishop Ramsey. Highgrove gym and swimming pool are also only 10 minutes walk away.



## ENTRANCE HALL

Front aspect door, electric heater, built in cupboard, doors to:

## KITCHEN/LIVING AREA

Front aspect double glazed door to Juliette balcony, range of base and eye level units, inset stainless steel sink and drainer, electric hob and oven with extractor hood over.

## BEDROOM

Front aspect floor to ceiling double glazed window, electric heater.

## BATHROOM

Stand in shower cubicle, extractor fan, heated towel rail, vanity unit incorporating wash hand basin, low level wc.

## ROOF TERRACE

Decking and artificial lawn areas.

## PARKING

Secure allocated parking for one vehicle.

## COUNCIL TAX

London Borough of Hillingdon - Band C - £1407.16.

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

## LEASE

Approximately 244 years remaining.

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## OUTGOINGS

£250 ground rent per annum.

£1,200 service charge per annum.

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## DISTANCE TO STATIONS

Eastcote (223.1 ft) - Metropolitan/Piccadilly  
Ruislip Manor (1.1 Miles) - Metropolitan/Piccadilly



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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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