



Victoria Road, Ruislip, HA4 0EU

A spacious and well presented two bedroom duplex apartment set in this highly convenient location just moments from South Ruislip Station and the popular Old Dairy Site. Arranged over four floors, the property offers bright and comfortable living accommodation, briefly comprising a generous living room which leads directly to a private balcony, fitted kitchen, modern shower room suite and two well-proportioned double bedrooms. The property further benefits from allocated parking, double glazing and gas central heating. Ideally positioned for South Ruislip's wide range of shops and amenities, the property is within easy reach of Sainsbury's supermarket the Old Dairy Site, which offers a cinema, a selection of restaurants and Asda supermarket. Well-regarded schools including Queensmead School and Deansfield Primary School are also close by, making the area particularly appealing for families. For commuters, South Ruislip Station provides swift and convenient access to Central London via the Central line and Chiltern Railways. Motorists will also appreciate the easy access to the A40, M40 and M25.



ENTRANCE HALL

Side aspect entrance door, storage cupboard, stairs to:

KITCHEN

Rear aspect double glazed window, part tiled walls, a range of base and eye level units, sink with drainer, wall mounted boiler, space for appliances including fridge freezer x 2, oven with four electric hob rings and extractor hood, dryer, washing machine and dishwasher, stairs to:

LIVING ROOM

Rear aspect double glazed windows, rear aspect double glazed doors to balcony, laminate effect flooring, radiator x 2, storage cupboard, stairs to:

THIRD FLOOR LANDING

Stairs to fourth floor landing, door to:

BEDROOM TWO

Front aspect double glazed window, radiator.

FOURTH FLOOR LANDING

Hatch to loft space, radiator, doors to:

BEDROOM ONE

Rear aspect double glazed window, radiator.

BATHROOM

Tiled flooring, part tiled walls, walk in shower cubicle with shower and rainfall shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

FRONT

Allocated parking for one vehicle.

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

LEASE

81 years remaining.

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OUTGOINGS

Service Charge: £119.83 per calendar month.

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COUNCIL TAX

London Borough of Hillingdon - Band C - £1,818.19

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DISTANCE TO STATIONS

South Ruislip (0.1 Miles) - Central and Overground
Ruislip Manor (1.3 Miles) - Metropolitan/Piccadilly



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



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