

# Reservoir Road

Ruislip • Middlesex • HA4 7GN  
Asking Price: £360,000



coopers  
est 1986

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SHARE OF FREEHOLD - A stunning two bedroom, two bathroom first floor apartment situated in a highly sought after development in North Ruislip. This superb property briefly comprises, hall, open plan kitchen and lounge leading to a private balcony, two double bedrooms one with an en suite shower room and a contemporary bathroom. Further benefits include one secure allocated parking space, bike storage area in underground car park, communal lift to all floors, security alarm, gas central heating, double glazing and video entry phone system. Ruislip Lido and Woods are moments away making this the perfect setting for relaxed yet luxury living.

Chain free

Share of freehold

Two bedroom

First floor apartment

Private underground parking

Two bathrooms

Open plan kitchen and living area

Private balcony

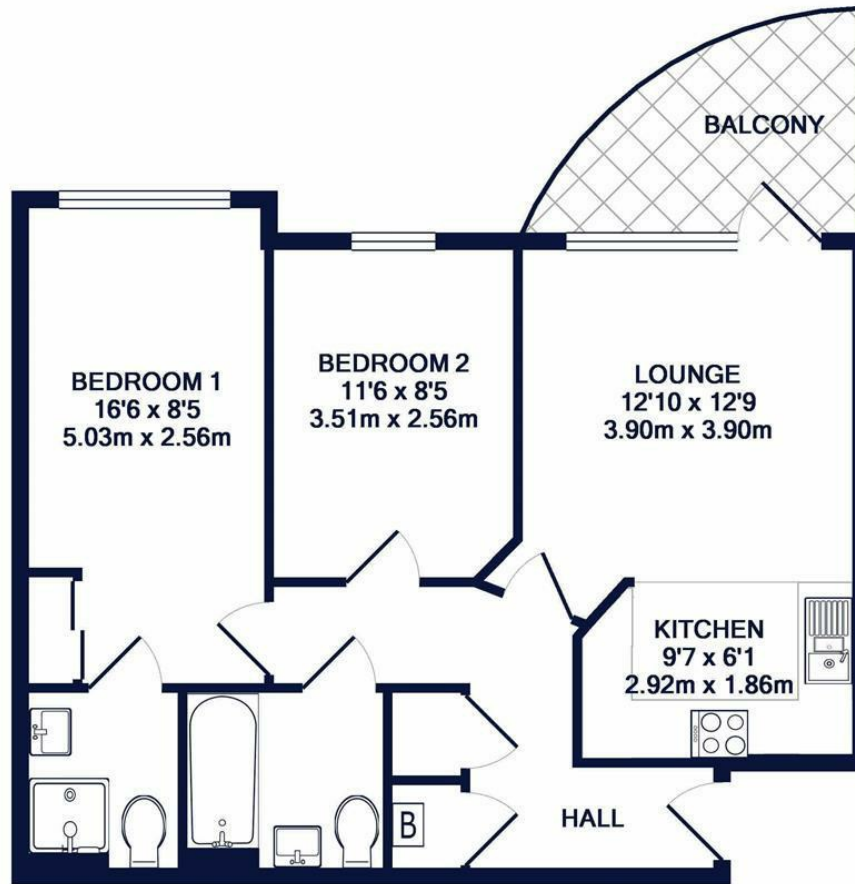
Lift in building

598 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.







TOTAL APPROX. FLOOR AREA 598 SQ.FT. (55.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Below average energy efficiency - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales  
 EPC 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.