

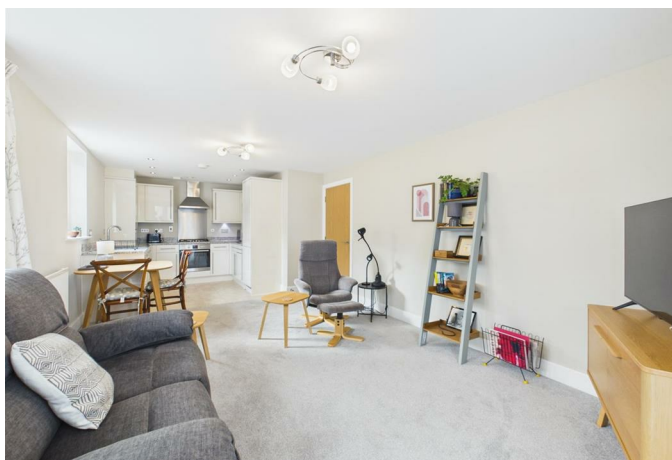


Drake House, Ruislip, HA4 7GL
£425,000



NO UPPER CHAIN. Coming to the market as one of the largest apartments within the development is this rarely available luxury flat. Immaculately presented and located just a short walk from Ruislip High Street, the property briefly comprises a spacious kitchen/reception room opening onto a double aspect balcony overlooking the communal grounds, a fitted kitchen with a range of integrated appliances, a principal bedroom with fitted wardrobe space and en suite shower room, a second double bedroom, and a family bathroom.

Further benefits include a secure communal entrance with lift access, double glazing, gas central heating, ample storage including an additional private storage facility, an allocated parking space, and visitor parking. Offering an exceptionally convenient lifestyle, the property is within easy reach of a wide range of shops, supermarkets, cafés, restaurants, and other local amenities. Excellent transport links are available nearby, including Ruislip Station (Metropolitan and Piccadilly lines) and West Ruislip Station (Central line and Chiltern Railways services).



ENTRANCE HALL

Front aspect door, entry phone system, radiator, cupboard housing washing machine, Titon ventilation system and fuse board, doors to:

RECEPTION ROOM

Dual aspect double glazed windows, rear aspect double glazed double door to Balcony, side aspect double glazed door to Balcony, radiator x 2.

KITCHEN

Side aspect double glazed window, luxury vinyl tiled flooring, a range of base and eye level units, granite worksurfaces, one and a half stainless steel sink with drainer, a range of built in appliances including: oven cooker, dishwasher and fridge freezer, four gas hob rings, extractor hood, cupboard housing boiler, downlighting.

BEDROOM ONE

Front aspect double glazed window, radiator, built in wardrobes, door to:

ENSUITE

Luxury vinyl tiled flooring, part tiled walls, shower cubicle with shower attachments and mixer taps, low level wc, wall mounted wash hand basin, downlighting, heated towel rail.

BEDROOM TWO

Front aspect double glazed window, radiator

BATHROOM

Luxury vinyl tiled flooring, part tiled walls, panel enclosed bath with shower attachment and mixer taps, low level wc, wall mounted wash hand basin, downlighting, heated towel rail.

BALCONY

Double glazed double doors, side aspect double glazed door.

OUTGOINGS

Service Charge: Approx £3300 per annum.
Ground Rent: £536 per annum.

Building Insurance: £859 per annum.

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

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,500.01

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LEASE

Approximately 111 years remaining.

Freeholder is Whitelake properties.

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DISTANCE TO STATIONS

West Ruislip (0.6 miles) - Central/Chiltern
Ruislip (0.6 miles) - Metropolitan/Piccadilly

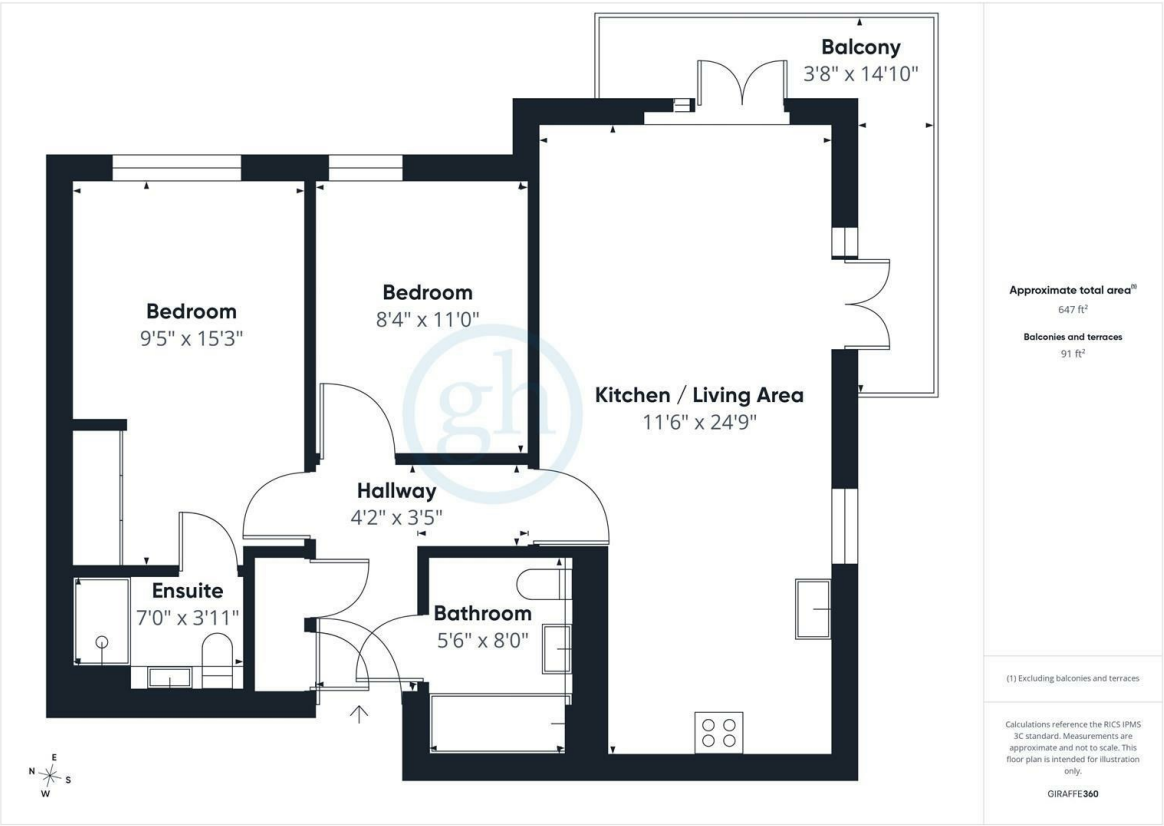


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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