



Victoria Road, Ruislip, HA4 0HB  
£299,950



NO UPPER CHAIN!!! A spacious and well-presented two-bedroom duplex apartment set in this highly convenient location just moments from South Ruislip Station. Arranged over two floors, the property offers bright and comfortable living accommodation, briefly comprising a generous living room, fitted kitchen, bathroom suite and two well-proportioned bedrooms. The property further benefits from 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 and the popular Old Dairy Site, which offers a cinema, a selection of restaurants and Asda. 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

Front aspect double glazed frosted door, stairs to;

## LIVING ROOM

Front aspect double glazed window, radiator, open to;

## KITCHEN

Front aspect double glazed window, side aspect double glazed window, part tiled walls, a range of base and eye levels units,

space for oven with four electric hobs, fridge/ freezer, washing machine.

## FIRST FLOOR LANDING

Loft hatch, doors to;

## BEDROOM ONE

Front aspect double glazed window, radiator, built in storage.

## BEDROOM TWO

Front aspect double glazed window, double radiator.

## BATHROOM

Side aspect double glazed frosted window, tiled walls, panel enclosed bathtub with mixer taps and shower attachments, shower cubicle with electric shower attachment, low level w/c, wash hand basin.

## LEASEHOLD

Lease - 100 plus years

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

## OUTGOINGS

- Service Charge - £168 every six months
- Ground Rent - £100 pa
- Building Insurance - £200 pa

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

## COUNCIL TAX

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

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

## DISTANCE TO STATIONS

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



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

T: 01895 699077


[ruislipmanor@gibsonhoney.co.uk](mailto:ruislipmanor@gibsonhoney.co.uk)

[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)



**gibsonhoney**



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



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. 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 as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.