



**Victoria Road, Ruislip, HA4 0JJ**

Guide Price **£250,000 | Leasehold**



**LAWRENCE RAND**





## Key Features& Description:

- Bright and spacious one-bedroom apartment
- Light-filled living room ideal for relaxing or entertaining
- Fully fitted kitchen with high-quality integrated appliances
- Fitted kitchen with integrated appliances
- Contemporary bathroom with elegant fixtures and fittings
- Access to beautifully landscaped communal gardens
- Perfect for first-time buyers, professionals, or investors

Nestled in a highly sought after neighbourhood, this beautifully presented one-bedroom apartment offers the perfect blend of modern living and city convenience.

The property features a bright and inviting living room with elegant finishes and a welcoming ambience ideal for relaxing evenings or entertaining guests. The spacious double bedroom provides a peaceful retreat, complemented by a sleek, contemporary bathroom with stylish fixtures. A modern, fully fitted kitchen with integrated appliances completes the home, catering perfectly to both everyday living and culinary creativity. Residents also benefit from access to a beautifully landscaped communal garden, providing a tranquil escape.

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### **Nearest Stations:**

South Ruislip – 0.6 miles

Northolt – 1.0 mile

Ruislip Gardens – 1.1 miles

### **Verified Material Information:**

Energy Performance rating: TBC

Council tax band: C

Local Authority: London Borough of Hillingdon

Length of lease: 83 years

Ground rent: £86.56 per year

Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

Heating: Gas central heating

### **Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 – Excellent, Vodafone –  
Excellent, Three – Excellent, EE – Excellent







## Victoria Road

Approximate Gross Internal Area = 52.8 sq m / 568 sq ft

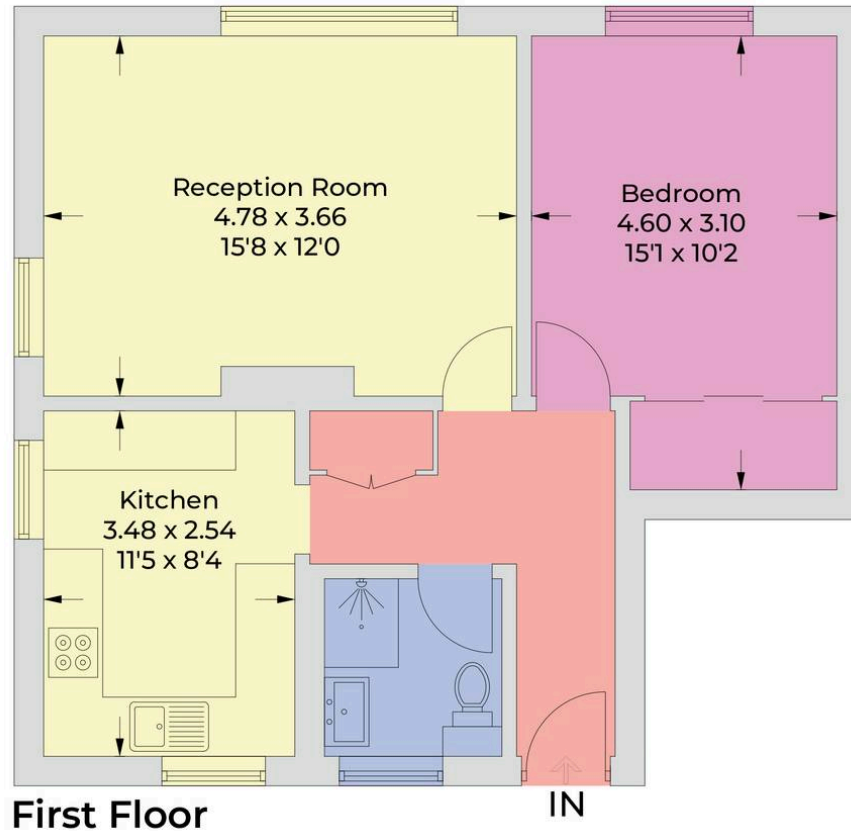


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## Lawrence Rand

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