

Berkeley Close

Ruislip • Middlesex • HA4 6LE
Offers In Excess Of: £300,000



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**** CHAIN FREE **** Coopers are delighted to offer to the market this chain free, two bedroom maisonette perfectly positioned just a moments' walk to Ruislip Garden Station (Central Line) and just a moment further to Ruislip High Street, offering a vast array of shops, restaurants and amenities along with Ruislip Station (Metropolitan/Piccadilly Lines). This spacious first floor maisonette briefly comprises; entrance hallway, landing, large reception room, two double bedrooms, bathroom and kitchen. There is also a small balcony located just off of the kitchen. The property also boasts a private rear garden.

CHAIN FREE

FIRST FLOOR MAISONETTE

TWO DOUBLE BEDROOMS

LARGE LIVING ROOM

KITCHEN WITH BALCONY

FAMILY BATHROOM

SPACIOUS ENTRANCE

103 YEARS REMAINING ON THE LEASE

PRIVATE GARDEN

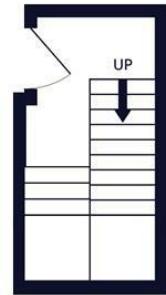
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





ENTRANCE FLOOR
79 sq. ft. (7.3 sq.m.) approx.

1ST FLOOR
654 sq. ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq. ft. (66.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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
Very energy efficient - lower running costs	
99-100 A	
91-90 B	
81-80 C	
71-70 D	
61-60 E	
51-50 F	
41-40 G	
All energy efficient - higher running costs	
2022/23 EPC	72 78
England & Wales	EU 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.