



Victoria Road, Ruislip - HA4 0EU
£350,000 | Leasehold

 **LAWRENCE RAND**



Key Features & Description

- Two double bedrooms
- Large balcony
- Split level
- Close to amenities
- Long lease
- 172 years unexpired on Lease

This well presented split level two bedroom flat offers a right spacious living area, ideally situated within easy reach of a wide range of local amenities.

The ground floor comprises an entrance hallway leading into a generously sized kitchen. The layout provides ample worktop and storage space, with room for dining, making it both practical and functional for everyday living.

On the first floor, the property benefits from a bright and well proportioned living room, offering excellent space for both relaxation and entertaining. From this level, there is also access to a private balcony, providing a pleasant outdoor seating area.

The second floor accommodates two well proportioned bedrooms, suitable for a range of needs including a guest room, child's bedroom, or home office. A centrally positioned family bathroom serves this floor, along with a landing that enhances the sense of separation between living and sleeping areas.

Presented with care by Lawrence Rand – helping you find the place you'll love to call home.





Nearest Stations

South Ruislip Station -approx 0.3 miles

Ruislip Gardens Station -approx 1.1 miles

Ruislip Manor Station -approx 1.2 miles

Verified Material Information:

Council: C

EPC Energy Efficiency Rating: TBC

Suppliers:

Electricity supply: Mains,

Water supply: Mains

water Sewerage:Mains

Heating: Gas central heating

Service Charge £675 per annum

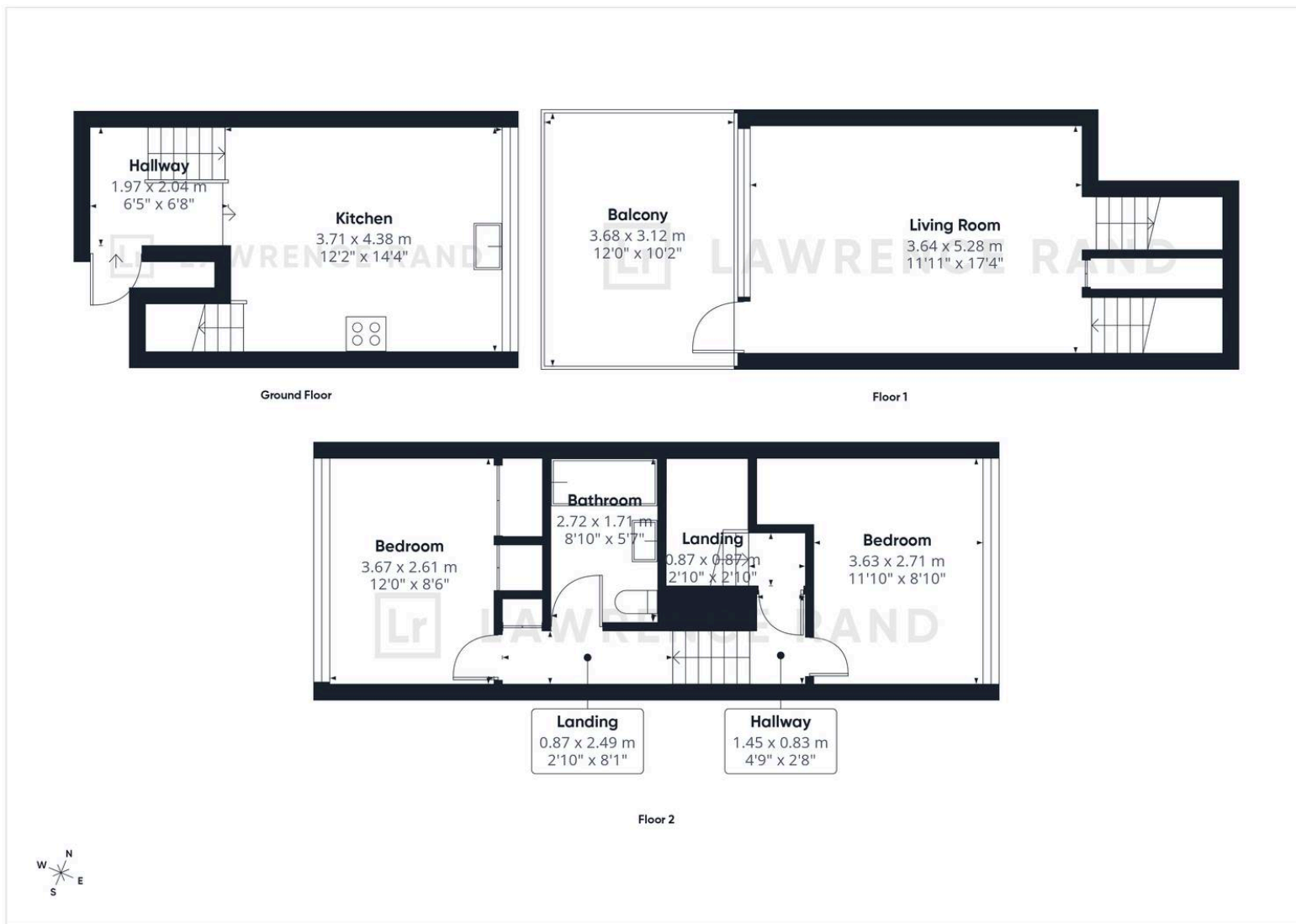
Lease 172 years unexpired

Broadband & Mobile coverage

Broadband: FTTP (Fibre to the Premises) Mobile coverage:

O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE

- Excellent



Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.