



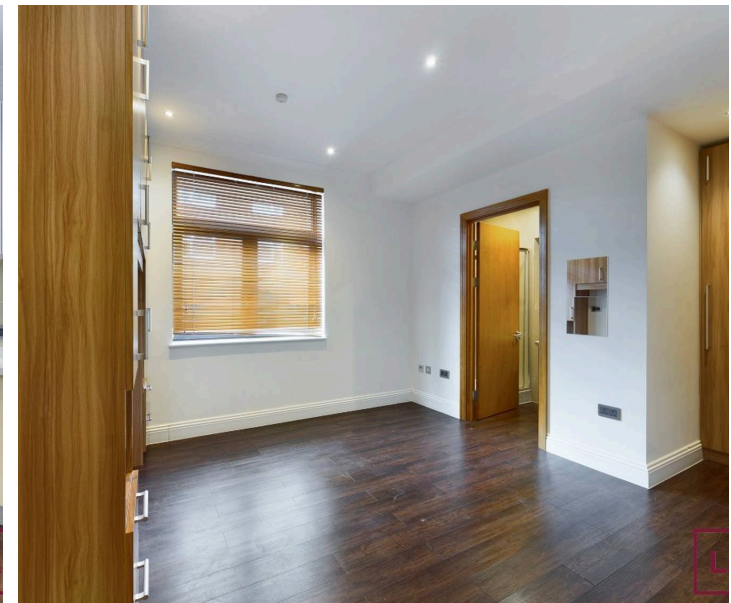
Key Features:

- Ground Floor Flat
- Very Good Condition
- Residents Parking

Two double-bedroom, two-bathroom ground-floor flat in close proximity to South Ruislip Central and Mainline station.

The property also offers excellent access to local amenities including Sainsburys and ASDA, a cinema complex and a variety of restaurants. The apartment has been fitted with high quality fixtures and fittings and benefits from a video entry-phone system, extra height ceilings and an allocated parking space.

The accommodation comprises of; a large communal entrance with atrium, inner hallway, there is a large open plan living area with a modern well-appointed kitchen with integrated appliances to include a dishwasher, fridge freezer, oven and hob. There are two large bedrooms, one en-suite and both with spacious built in wardrobes. The bathroom is modern and features a panel enclosed bath tub a low level WC and a wash hand basin. Close proximity to South Ruislip Central line station and swift access into London as well as the A40.



Verified Material Information:

London Borough of Hillingdon

Council tax band: C Annual charge £1656.80

Tenure: Leasehold to 2140

Service charge £1950pa

Ground Rent: £450pa

Property construction: Standard form

Energy Performance rating: C

Electricity supply: Mains electricity

Water supply: Mains water supply

Sewerage: Mains

Heating: Central

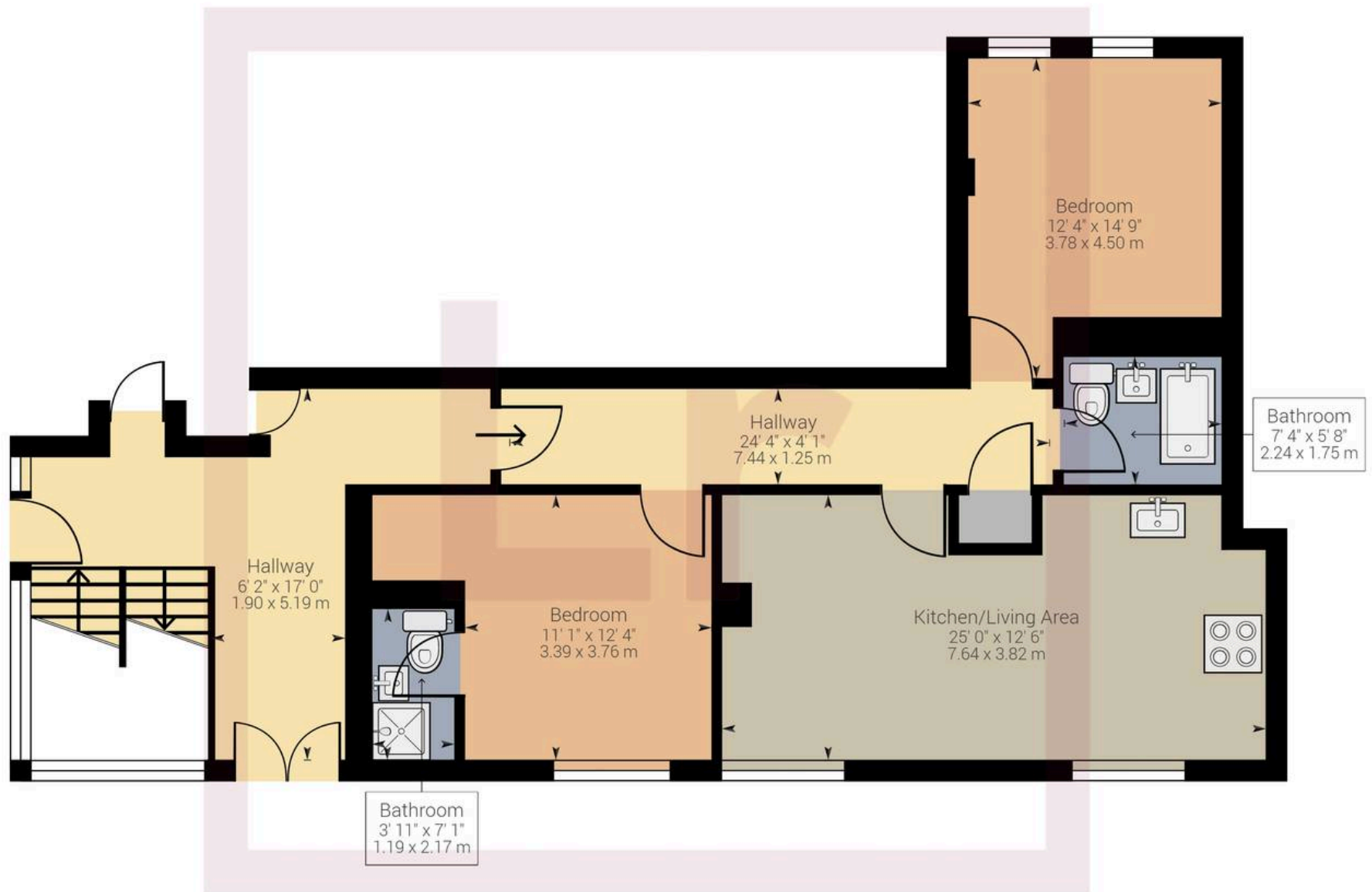
Broadband: FTTC (Fibre to the Cabinet)

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

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.



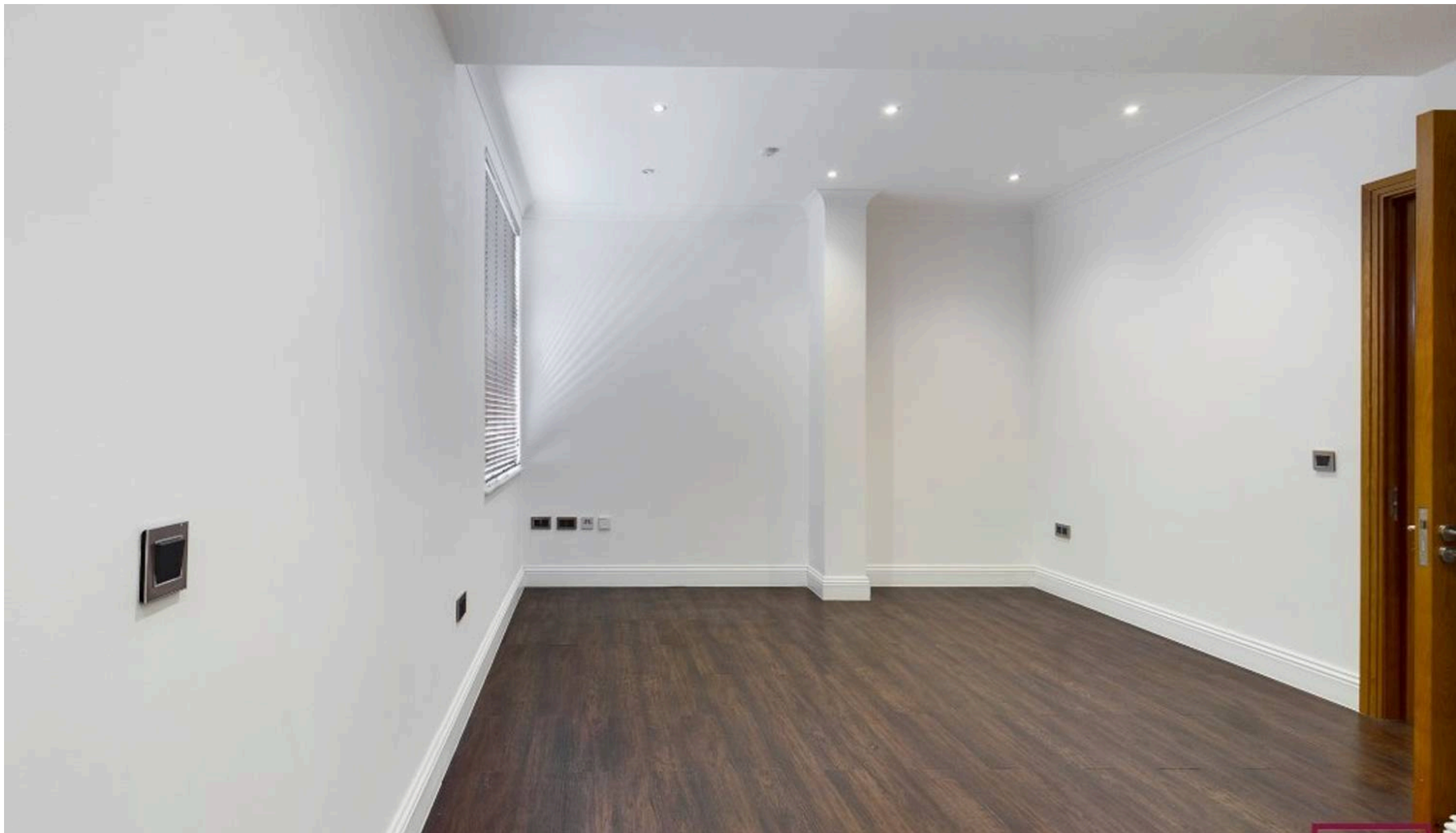


Approximate net internal area: 807.26 ft² / 75.00 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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