

Kings Lodge

Ruislip • Middlesex • HA4 8NH
Guide Price: £330,000



coopers
est 1986

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Presenting a stunning two-bedroom apartment offering both luxury and convenience, now available with no onward chain. Just a minute's walk from Ruislip tube station, this property provides exceptional access to transportation. Its spacious interiors are enhanced by a stylish feature fireplace, while exclusive amenities like gated parking and a residents' gym make it the essence of modern urban living in a highly desirable location.

Third floor apartment

Two bedrooms

Living rooms

Kitchen

Bathroom

Ensuite to master bedroom

Roof terrace

Gated parking

Residents gym

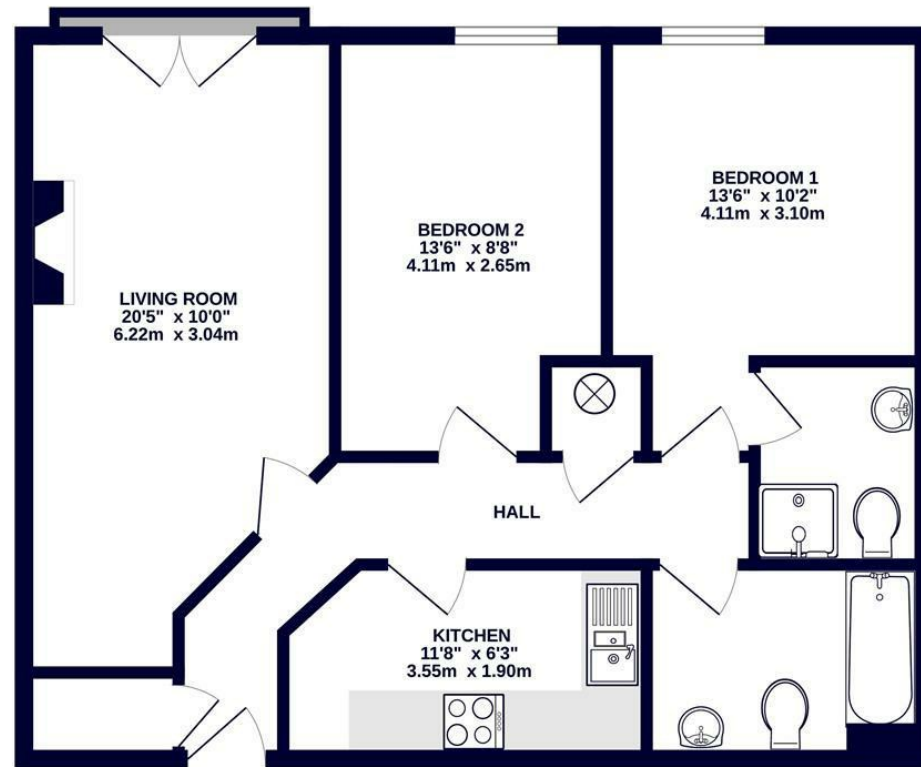
Chain free

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.





3RD FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA - 661 sq.ft. (61.4 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 purchasers. 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	Target
How energy efficient? - lower savings costs			
Very energy efficient - A			
Energy efficient - B			
Decent - C		82	83
Below average - D			
Needs improvement - E			
Very poor - F			
Least energy efficient - G			
Not energy efficient - Higher savings costs			
England & Wales		EPC 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.