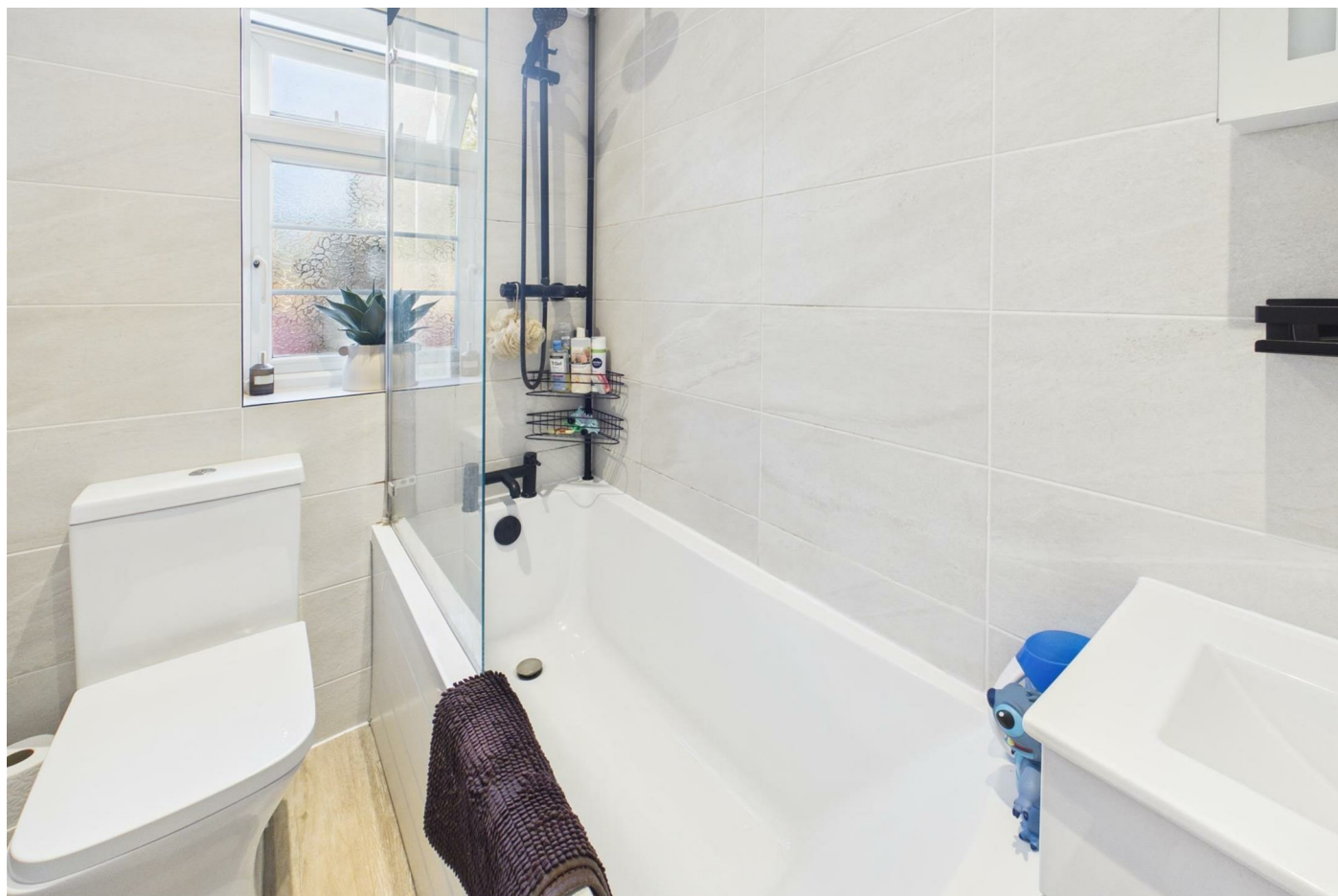




Northdown Close, Ruislip, HA4 6JY  
£350,000



NO UPPER CHAIN. We are delighted to present to the market this spacious GROUND floor maisonette with direct access to rear private garden. Making an ideal first time purchase or investment opportunity this property briefly comprises: Spacious lounge, good size fitted kitchen and bathroom suite. Other benefits include, TWO DOUBLE BEDROOMS, double glazing, gas central heating, long lease and as well as the rear garden, you also have the front garden. This most desirable property is conveniently situated for Ruislip and Ruislip Manors extensive High Streets and Ruislip Gardens amenities including rail links(Metropolitan/Piccadilly/Central), restaurants and bus routes. The A40/M40 are within striking distance offering swift and easy access to both Central London, the Home Counties and Heathrow. Local schools include Sacred Heart and Ruislip Gardens Primary which again are a short walk away.



## ENTRANCE HALL

Front aspect door, radiator, doors to:

## LIVING ROOM

Rear aspect double glazed window, radiator.

## BEDROOM ONE

Front aspect double glazed window, radiator.

## BEDROOM TWO

Front aspect double glazed window, radiator.

## KITCHEN

Rear aspect double glazed door to rear garden, side aspect double glazed frosted window, range of base and eye level units, double sink with mixer taps, gas hob and electric oven with extractor hood over, spaces for appliances.

## BATHROOM

Rear aspect double glazed frosted window, low level wc, heated towel rail, vanity unit incorporating wash hand basin, panel enclosed bath with shower over.

## FRONT GARDEN

Mainly laid to lawn.

## REAR GARDEN

Patio area, panel enclosed fence.

## LEASE

Leasehold - In excess of 160 years.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## OUTGOINGS

Ground Rent £100 per annum,  
Building Insurance £210, no service charge.

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## COUNCIL TAX

London Borough of Hillingdon - Band C - £1,818.19

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## DISTANCE TO STATIONS

Ruislip (0.4 miles) - Metropolitan/Piccadilly  
Ruislip Gardens (0.5 miles) - Central  
West Ruislip (0.9 miles) - Central/Chiltern Railways



92 High Street, Ruislip, Middlesex, HA4 8LS

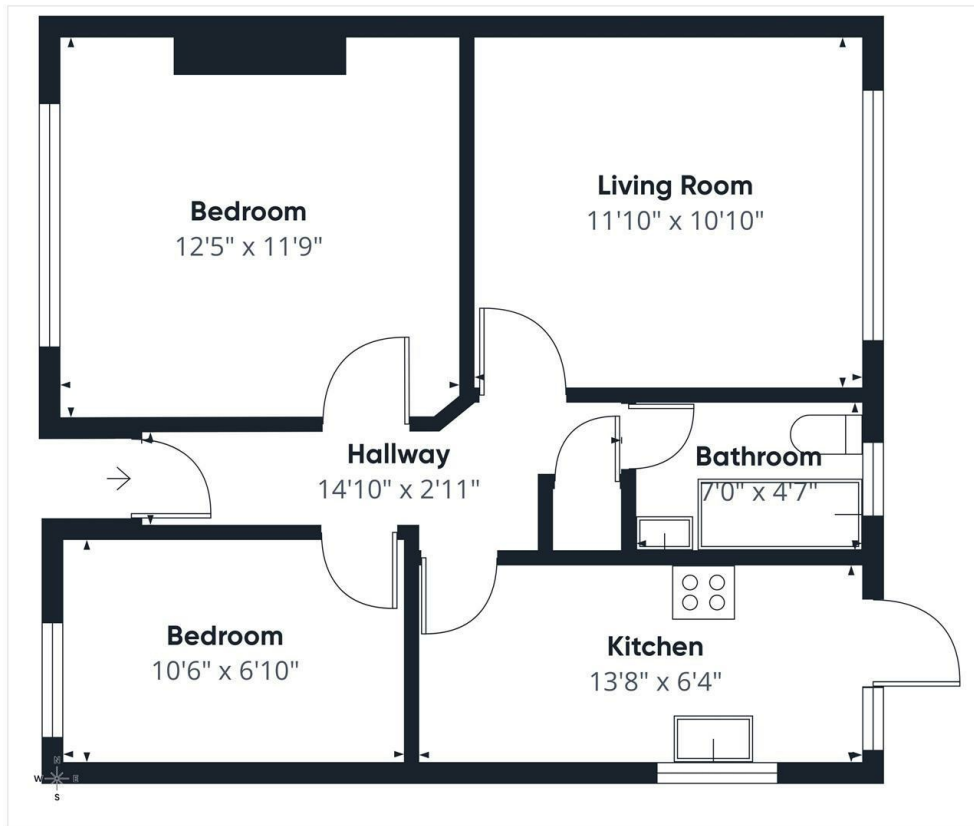
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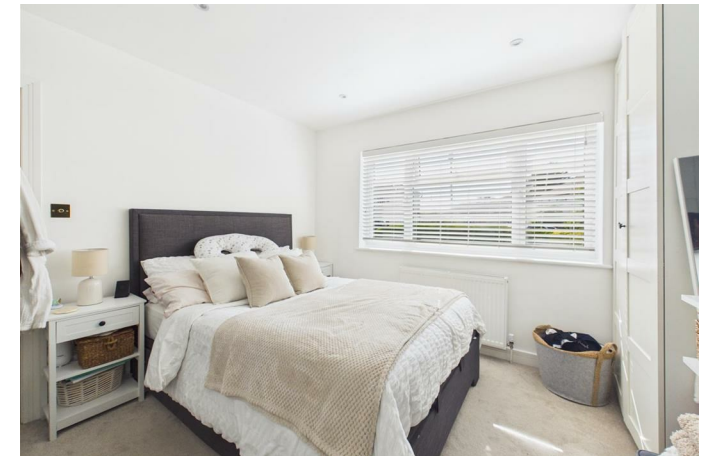
Approximate total area<sup>a</sup>  
514 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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