

Reservoir Road

Ruislip • Middlesex • HA4 7GN
Offers In Excess Of: £375,000



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Offered to the market with no onward chain, this two bedroom second floor apartment boast tree top views in a peaceful location in the heart of Ruislip. The property, which offers open plan living, generous bedrooms sizes and underground parking, is just a short walk from Ruislip Lido with it scenic view, as well as Ruislip High Street. A viewing of this spacious abode is recommended as soon as possible.

Chain free

Second floor apartment

Two bedrooms

Open plan living room

Kitchen

Family bathroom

Ensuite to master bedroom

Balcony

Underground parking

112 year lease remaining

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.





Park Wood Court, Reservoir Road, Ruislip, HA4

Approximate Area = 659 sq ft / 61.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Coopers. REF: 1177099

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		77	77

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.