

# Pembroke Road

Ruislip • Middlesex • HA4 8NJ  
Offers In Excess Of: £290,000



coopers  
est 1986

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Situated within the popular and well-maintained Kings Lodge development, this bright and well-presented one-bedroom apartment offers comfortable living in a highly convenient location, ideal for first-time buyers, downsizers, or investors. The property comprises a welcoming entrance hall with useful storage, a spacious living room filled with natural light, a separate fitted kitchen with a range of wall and base units, a generous double bedroom, and a bathroom suite. The layout provides well-balanced accommodation with clearly defined living and sleeping areas. Kings Lodge is set in a sought-after part of Ruislip, just moments from a wide range of local amenities. Ruislip High Street is nearby, offering an excellent selection of shops, supermarkets, cafés, restaurants, and leisure facilities. For commuters, Ruislip Underground Station (Metropolitan and Piccadilly lines) provides direct links into Central London, while several local bus routes and easy access to major road networks add further convenience. The property is also close to green open spaces including Ruislip Woods and local parks, perfect for walking and outdoor recreation. This apartment combines practicality, location, and lifestyle appeal in one of Ruislip's most convenient settings.

ONE BEDROOM

APARTMENT

KITCHEN

ALLOCATED PARKING

PLENTY OF STORAGE

LEASE LENGTH: 974 YEARS REMAINING

GYM

ROOF TERRACE

CLOSE TO AMENITIES

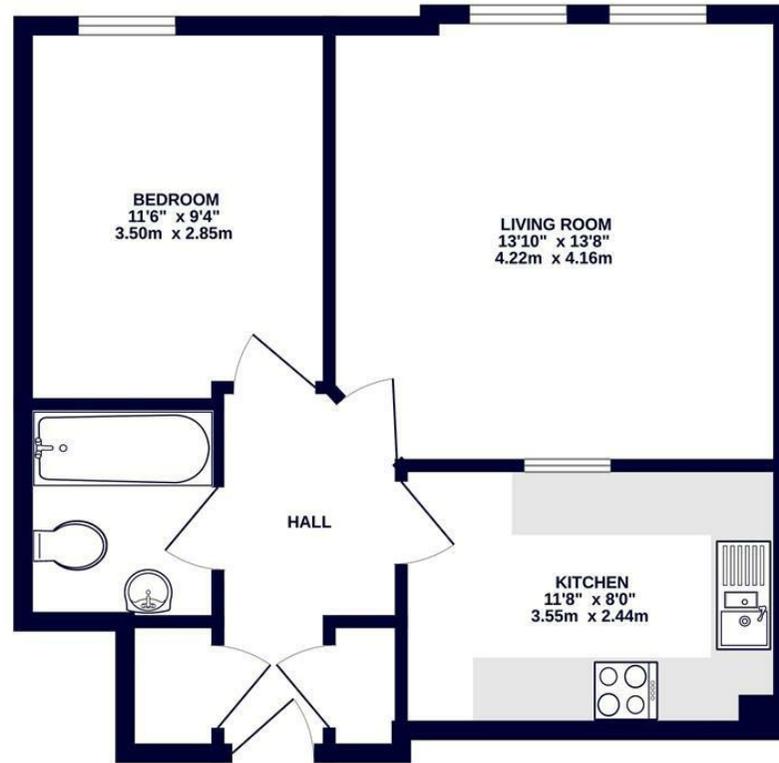
493 SQ FT

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.





5TH FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA - 493 sq.ft. (45.8 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 purchaser. 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
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		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - highest running costs	G		
Not energy efficient - higher running costs			
England & Wales		03 030 000000	2022/01/10

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.