

Field End Road, Ruislip, HA4 9DQ

£450,000

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- Two Bedrooms
- Secure Residents Parking
- Penthouse Apartment With Lift
- Close To Local Amenities
- Large Private Balcony With Stunning Views
- Two Bathrooms
- 789 Sq Ft
- Open Plan Lounge / Kitchen
- Short Distance to Eastcote Station
- Long lease (243 Years). Ground Rent/Service Charge £2400 pa

Description

Upon entering this impressive two bedroom penthouse apartment, you are welcomed into an entrance hallway providing access to the accommodation, which extends to approximately 789 sq ft.

To the right of the entrance is the first generously proportioned double bedroom, measuring an impressive 17'1" in length, offering ample space for bedroom furniture and storage.

Continuing along the hallway, you will find the family bathroom, conveniently positioned between the bedrooms and the main living accommodation, complete with a bathtub, wash basin and WC.

Further along is the second bedroom, measuring approximately 20'4" in length. This room benefits from a dedicated walk in wardrobe, providing valuable additional storage and dressing space.

The standout feature of this penthouse is undoubtedly the expansive open plan reception room and kitchen. The kitchen also has the added benefit of a the pantry, which provides valuable storage space. Measuring an impressive 25'11" by 19'0" at its maximum points, this beautifully proportioned space offers excellent versatility for modern living.

The kitchen is conveniently arranged along one side of the room, leaving a substantial area for both a comfortable lounge and a dedicated dining space. The room's distinctive shape adds character, while the generous proportions create an inviting setting for everyday living and entertaining.

At the far end of the reception room, a door opens directly onto the private balcony, which extends approximately 19 feet across the apartment. Measuring 19'0" by 6'3", this fantastic outdoor space offers plenty of potential for outdoor seating, morning coffee or relaxing during the warmer months.

Situation

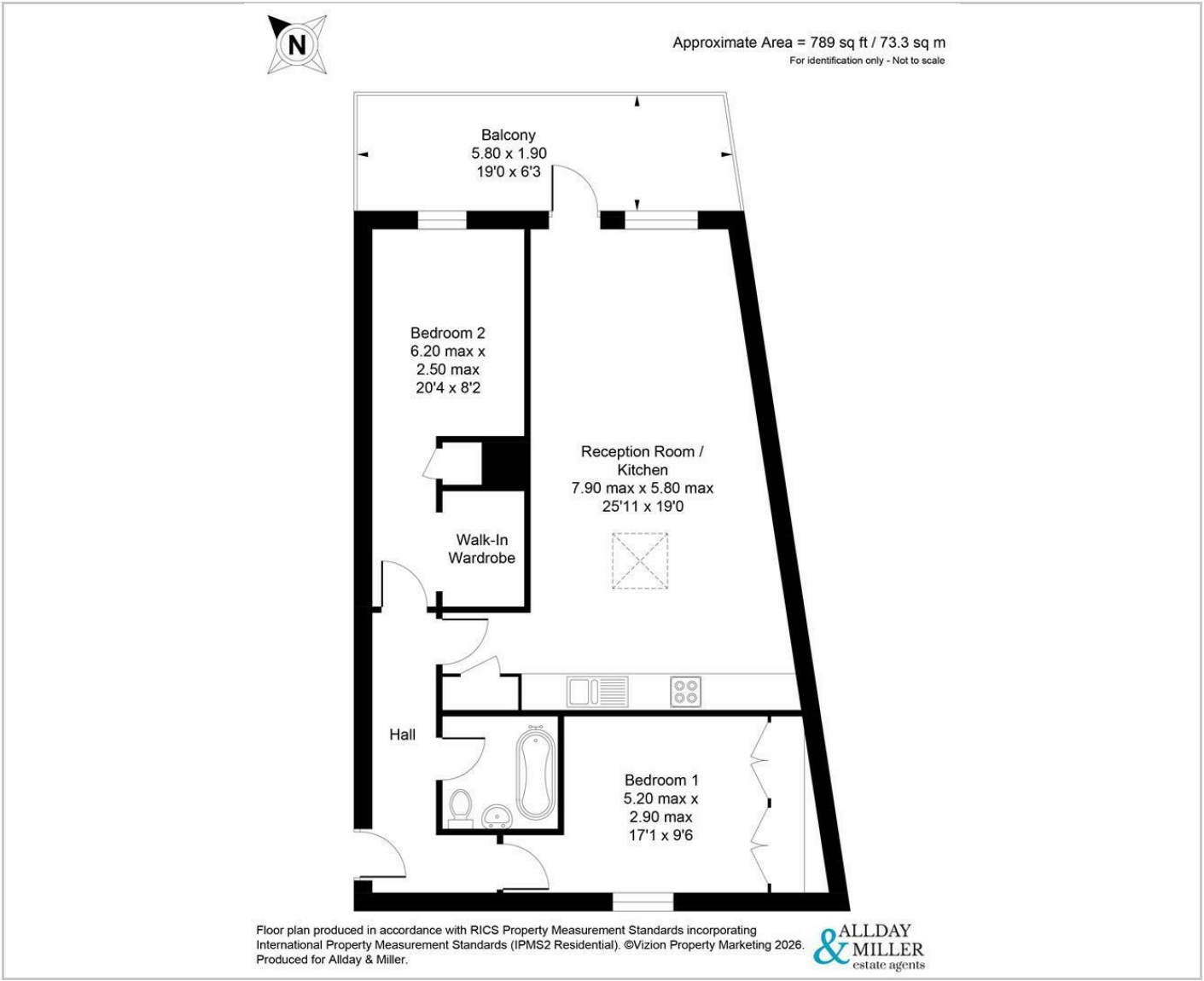
Field End Road is conveniently situated within walking distance of Eastcote with its selection of shops, cafes and restaurants such as Costa Coffee, Tesco Express and Sainsbury's. The Metropolitan and Piccadilly Line is available at Eastcote Station making the journey into central London a breeze. The A40 is also only a short drive away which is ideal for commuters seeking connections to London or the Home Counties. There are also several green spaces in the local area to include Cavendish Recreation ground. Victoria Road retail park is also close by and offers a variety of supermarkets and shops. The property is also located close to highly rated local schools which include Newton Farm Nursery, Infant and Junior school, St Swithun Wells Catholic Primary School and Field End Infant and Junior School.



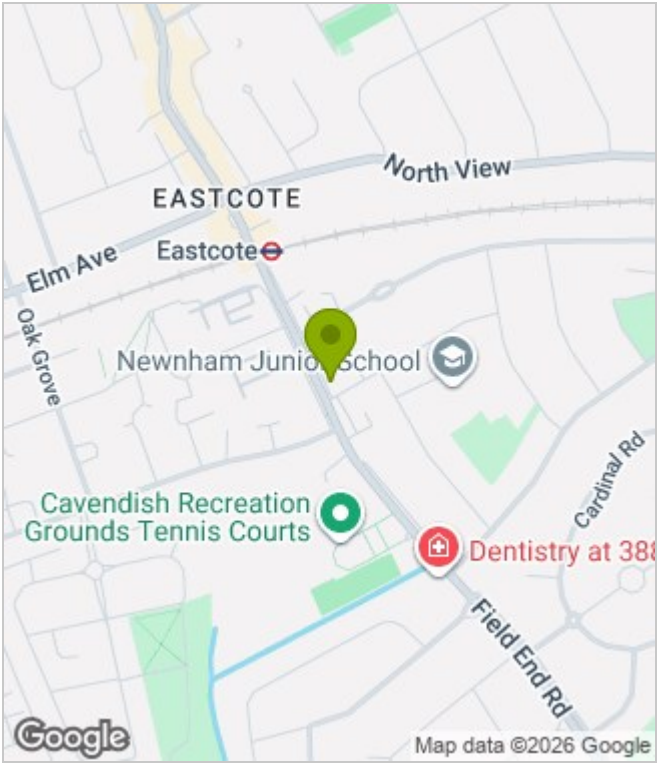




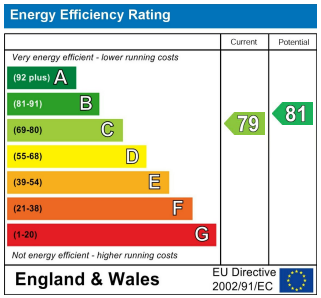
Floor Plans

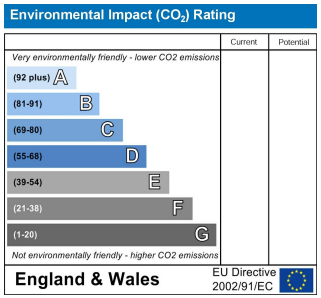


Area Map



Energy Performance Graph





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