



Victoria Road, Ruislip, HA4 0EY  
Guide Price £300,000 | Leasehold

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## Key Features & Description

- Garden flat
- Excellent condition
- Open plan living
- Close to South Ruislip amenities
- No chain
- 172 Years on lease
- Parking permit available for on road parking

An oasis of tranquility' A stunning one bedroom ground floor garden flat situated in close proximity to South Ruislip's amenities. The property has been thoroughly modernised and has an open-plan lifestyle living with the reception leading into a delightful private West facing-garden which has direct private access to the side of the property. 172 Years on lease.

Externally there is a communal entrance with entry-phone system. The apartment has a spacious entrance hallway with storage and doors leading into the kitchen which opens into the bright and spacious living room. There is a large double bedroom and modern bathroom. Externally, there is an additional storage cupboard and parking permit available for on road parking.

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### Nearest Stations

South Ruislip (Central Line & National Rail) – 0.3 miles

Ruislip Gardens (Piccadilly Line) – 0.6 miles

Ruislip Manor (Metropolitan & Piccadilly Lines) – 1.2 miles

The property is located on Victoria Road and it backs onto the Arla development of apartments very close to South Ruislip's amenities including Central and mainline station.

### Additional Information

Council Tax band: C

Tenure: Leasehold, 172 years remaining, Ground Rent £10pa Service Charge £69pm

EPC Energy Efficiency Rating: E

### Suppliers

Electricity supply: Mains, Water supply:

Mains water Sewerage:

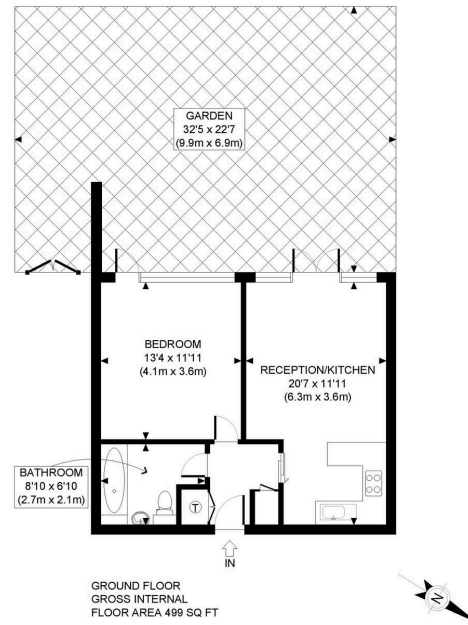
Mains Heating: Gas Central

### Broadband & mobile coverage

Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE Excellent







APPROX. GROSS INTERNAL FLOOR AREA: 499 SQ FT/ 46 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS  
THE WAY TO THE PROPERTY

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