



- ONE Bedroom Apartment
- Close to Ruislip High Street
- Close to Ruislip Tube Station
- Concierge
- Allocated Parking Space

- Gated Development
- Available Immediately
- Double Glazing
- Gym
- EPC Rating C

An immaculately presented ONE-bedroom apartment set on the third floor of this luxury development located on the corner of Ruislip High Street.

The property is accessed via a video Entryphone system, which leads into a communal entrance where the daytime concierge is located, along with lift and stair access to all floors. The property itself briefly comprises; entrance hallway, lounge with Juliette balcony, separate modern fitted kitchen, double bedroom and a tiled modern bathroom with an overhead shower.

Kings Lodge is conveniently located just off Ruislip High Street and is within walking distance to its array of shops and restaurants, including Waitrose and Browns Brasserie & Bar. Excellent transport links include Ruislip train station on the Metropolitan / Piccadilly line, West Ruislip station on the Central line and many bus routes as well as the A40 with its road links into London and the Home Counties.

This luxury development also offers the added benefit of a roof terrace for all residents, along with a modern gymnasium. An allocated parking space is accessed via the rear electric security gates.

Available immediately, part furnished/unfurnished.

Price - rent: £1,450 PCM

Deposit: £1,673.07 (5 weeks' rent)

Holding deposit: 1 week's rent £311.54 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: D

Internet Speed: Download - (up to) 1,800 Mbps Upload - (up to) 1,000 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

O2 - Good outdoor and in-home

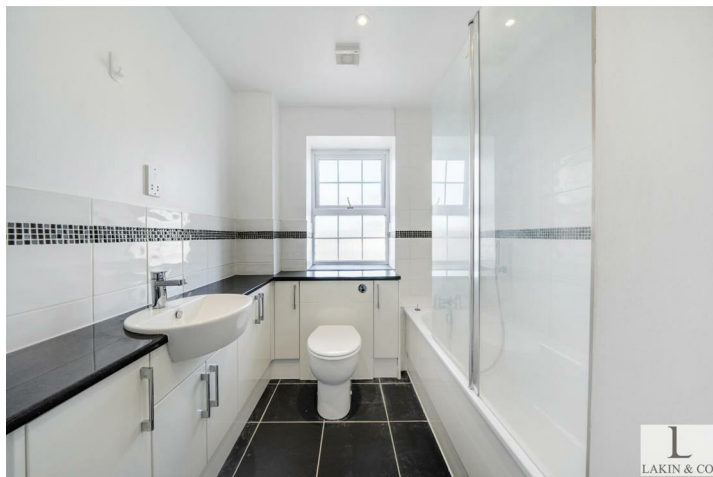
Three - Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not

constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>







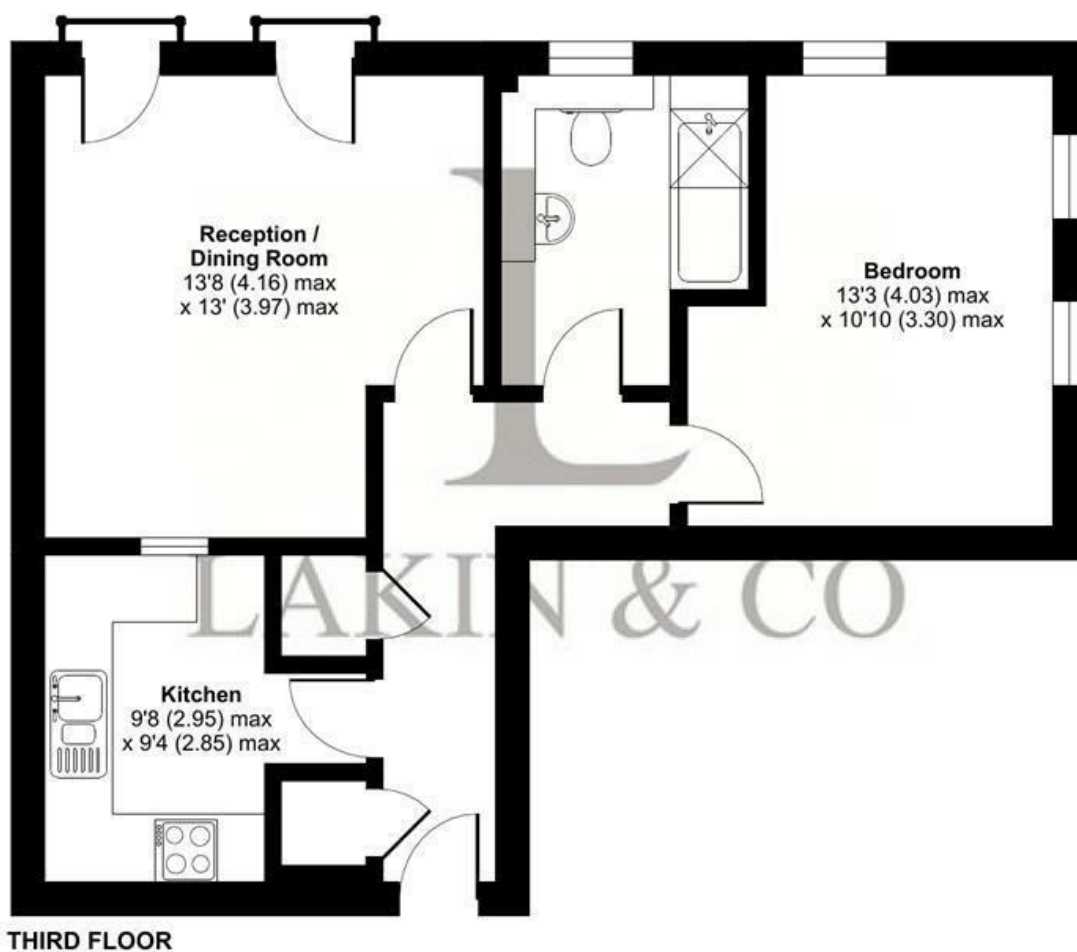
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Kings Lodge, Pembroke Road, Ruislip, HA4

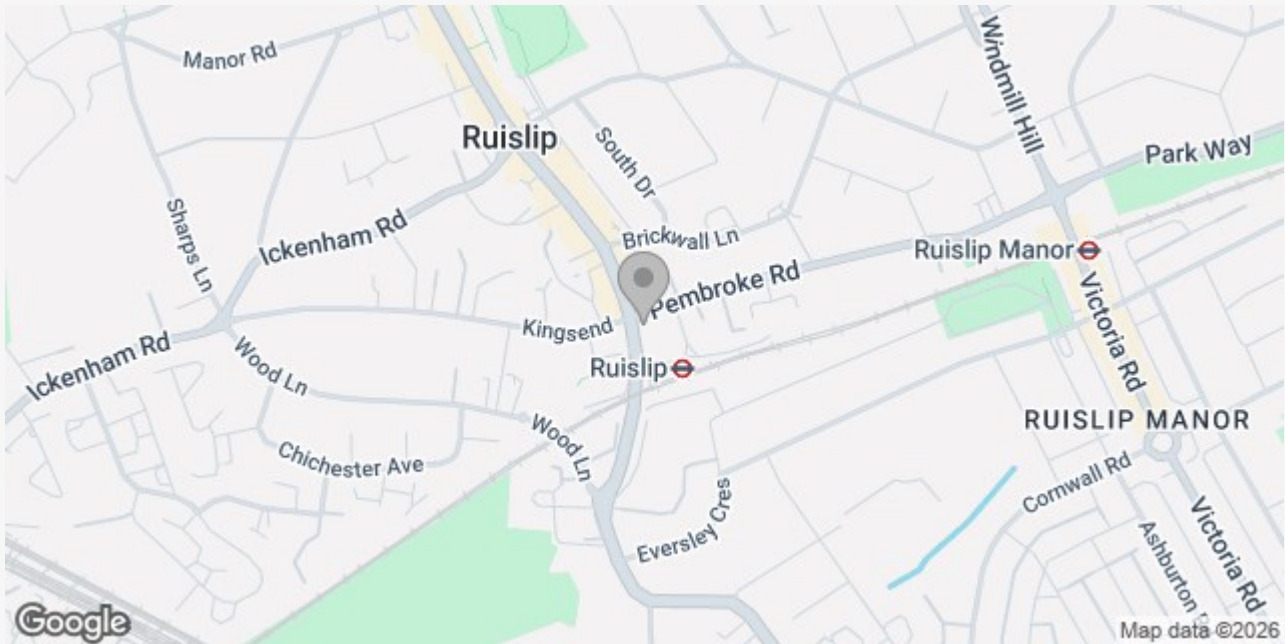
Approximate Area = 537 sq ft / 49.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF:1455381

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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