



Elm Avenue, Ruislip, HA4 8PA  
£365,000



Gibson Honey are pleased to present to the market this stunning first floor garden maisonette. This bright and spacious property which is set close to local amenities briefly comprises: Two bedrooms, good size living room, modern bathroom suite and fitted kitchen. The property benefits include: Double glazing, gas central heating, long lease and a rear garden.

This most sought after home is approximately 8 minutes walk away and equidistant of both Ruislip Manor & Eastcote's High streets which offer a good range of local shops, bus routes, restaurants, Parks and rail links (Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also convenient for a number of local schools including Newnham, Bishop Ramsey, Warrender and Haydon.



## ENTRANCE HALL

Stairs, radiator, loft hatch, doors to:

## LIVING ROOM

Front aspect double glazed window, coved ceiling, radiator.

## KITCHEN

Rear aspect double glazed frosted door to balcony, rear aspect double glazed window, down lighting, part tiled walls, a range

of base and eye level units, integrated oven and induction hob, space for fridge freezer, washing machine, dishwasher.

## MASTER BEDROOM

Rear aspect double glazed window, coved ceiling, radiator, fitted wardrobe, fitted desk.

## BEDROOM TWO

Front aspect double glazed window, coved ceiling, radiator, fitted wardrobe, storage cupboard.

## BATHROOM

Rear aspect double glazed frosted window, down lighting, tiled walls, tiled flooring, heated towel rail, panel enclosed bath with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

## SHARED BALCONY

Stairs to garden.

## GARDEN

Side access, decked area, patio area, shed x 2, panel enclosed fencing.

## LEASE

145 years remaining.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## OUTGOINGS

Our Vendor reliably informs us that there is no service charge or ground rent.

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## COUNCIL TAX

London Borough of Hillingdon - Band C - £1,735.45

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## DISTANCE TO STATIONS

Eastcote (0.4 miles) - Metropolitan/Piccadilly  
Ruislip Manor (0.4 miles) - Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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