



Meadway Gardens, Ruislip, HA4 7QP





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Gibson Honey are pleased to be favoured with instructions for this beautiful ground floor garden maisonette. This bright and spacious property which is set close to Ruislip High Street briefly comprises : Two double bedrooms, good size living room, modern bathroom suite and fitted kitchen. The property benefits include : Double glazing, gas central heating, 900 + year lease and large rear garden as well as a front garden. Set in this peaceful cul-de-sac location approximately 3/4 mile from the extensive High Street which offers a good range of local shops, bus routes and rail links (Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Whiteheath, B.W.I, Warrender (infant and junior) & Bishop Ramsey(C of E). The A40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.



## ENTRANCE HALL

Side aspect entrance door, cupboard housing meters, under stair storage cupboard, double radiator, downlighting, doors to:

## LIVING ROOM

Front aspect double glazed window, double radiator, downlighting, doors to:

## KITCHEN

Rear aspect double glazed window, side aspect double glazed frosted window, tiled flooring, a range of base and eye level units, stainless steel sink with drainer, wall mounted boiler. double radiator, downlighting, integrated oven with four gas hob rings, space for fridge freezer and washing machine.

## BEDROOM ONE

Rear aspect double glazed window, double radiator, downlighting.

## BEDROOM TWO

Front aspect double glazed window, double radiator.

## BATHROOM

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

## FRONT

Mainly laid to lawn, patio area, side access to:

## REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, decked area, garden shed x 1.

## LEASE

In excess of 900 years remaining.

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

## OUTGOINGS

Buildings insurance which is organised by freeholder costs approx £300 per annum.

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## COUNCIL TAX

London Borough of Hillingdon - Band C - £1,564.85

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## DISTANCE TO STATIONS

Ruislip (0.7 Miles) - Metropolitan and Piccadilly line  
West Ruislip (0.8 Miles) - Central and Chiltern Line



92 High Street, Ruislip, Middlesex, HA4 8LS

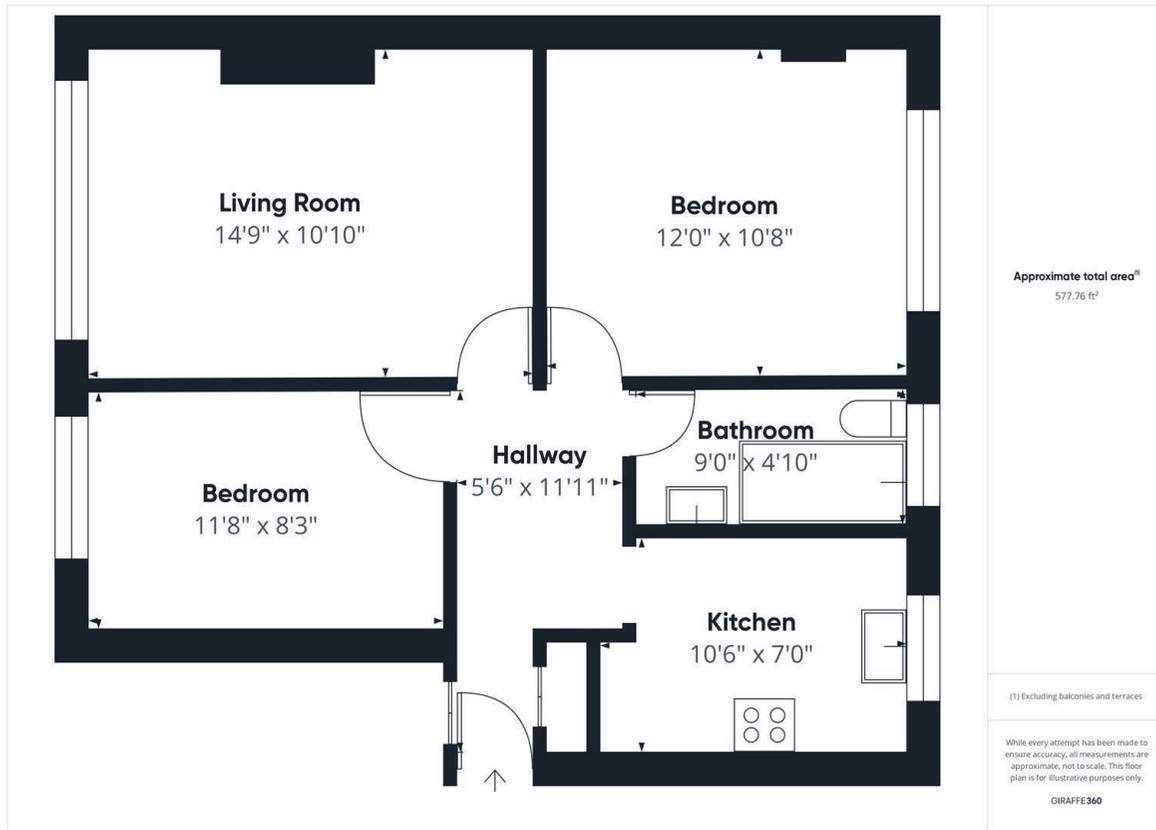
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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