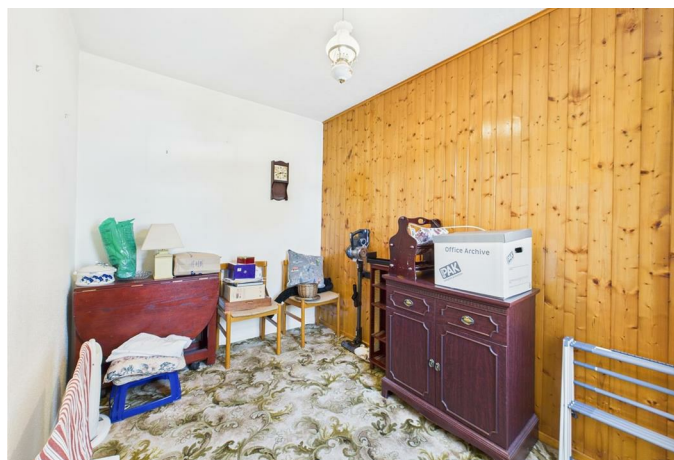




West End Road, Ruislip, HA4 6DT  
£275,000



**\*\*NO UPPER CHAIN\*\*** Gibson Honey are pleased to present to the market this ground floor garden maisonette. This bright and spacious property which is situated in this most convenient location briefly comprises : Two bedrooms, good size living room and fitted kitchen. The property benefits include : Double glazing, gas central heating and access to own rear garden. This most desirable property is situated just moments from Ruislip & Ruislip Manor's shopping and transport facilities (Metropolitan/Piccadilly lines). Ruislip Gardens station (Central line) is also within walking distance. The A40/M40 is just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also within the catchment area of several highly regarded primary and secondary schools.



### ENTRANCE HALL

Side aspect front door, storage cupboard housing meters, door to:

### LIVING ROOM

Front aspect double glazed window, side aspect double glazed window, storage cupboard housing water tank

### BEDROOM TWO

Front aspect double glazed window, radiator

### BEDROOM ONE

Rear aspect double glazed bay window, radiator, fitted wardrobes

### BATHROOM

Panel enclosed bathtub with wall mounted shower attachment, rear aspect double glazed frosted glass window, part tiled walls, radiator, wall mounted wash hand basin

### KITCHEN

Part tiled walls, rear aspect double glazed door, rear aspect double glazed window, sink with drainer, range of base and eye level units, radiator, extractor hood, space for: fridge-freezer, oven, washing machine.

### FRONT

Large front garden which is mainly laid to lawn.

### GARDEN

Mainly laid to lawn, side access, panel enclosed fence, garden shed

### OUTGOINGS

Ground Rent: £150 per annum.

### LEASE

Approximately 74 years remaining.

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

### COUNCIL TAX

BAND C - £1735.45

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### DISTANCE TO STATIONS

Ruislip Gardens (0.5miles) - Central  
Ruislip (0.6miles) - Metropolitan/  
Piccadilly

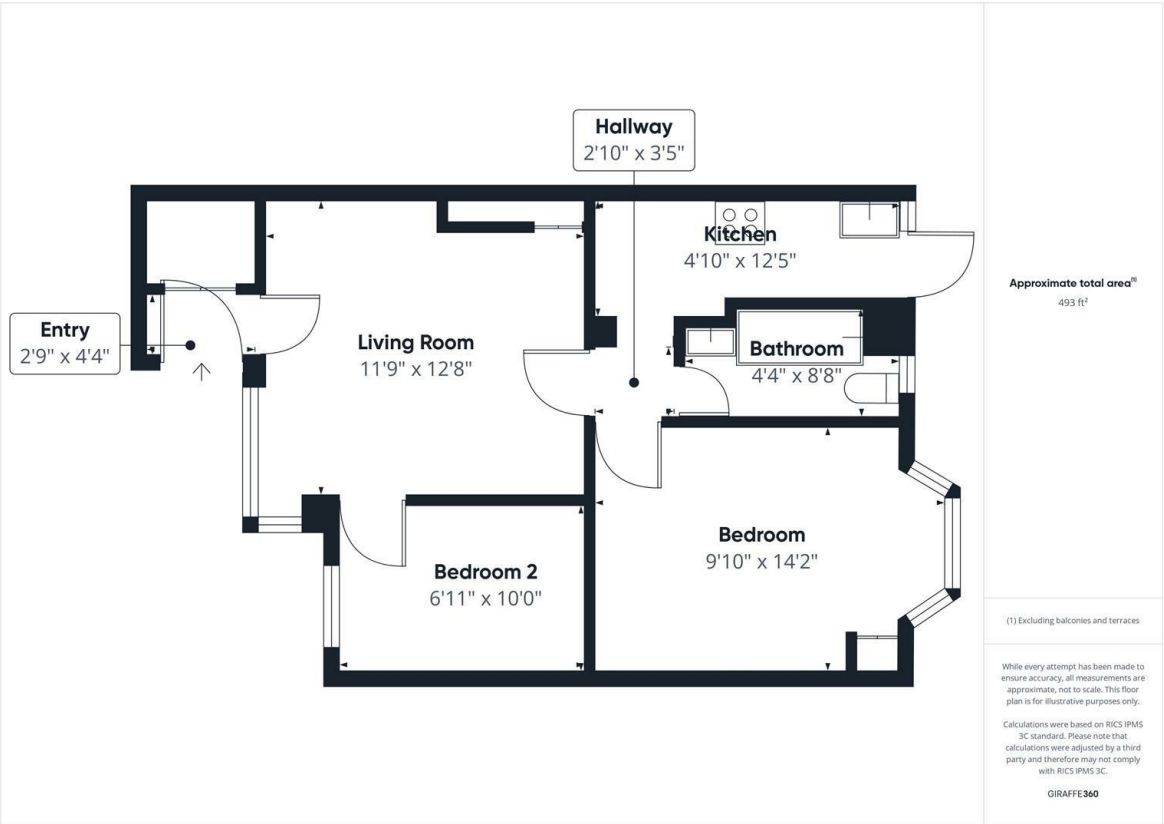


92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

[sales@gibsonhoney.co.uk](mailto:sales@gibsonhoney.co.uk)

[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 76                      |
| (55-68) D                                   | 61      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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