



Bromley Crescent, Ruislip Gardens, HA4 6PG



Gibson Honey are pleased to present to the market this well presented ground floor garden maisonette. This bright and spacious property which is set in Ruislip Gardens briefly comprises : Two double bedrooms, good size living room, bright bathroom suite and fitted kitchen. The property benefits include : Double glazing, gas central heating and a large rear garden. Set in this highly convenient location, a stones throw from Ruislip Gardens Primary school and within catchment of Ruislip High, Ruislip Gardens, Ruislip Manor and Ruislip High streets are nearby, offering a good range of shops, restaurants, bus routes and rail links including Ruislip Gardens tube station (Central line) which is within approximately 5 minutes walk. The A40/M40/M25 are set within striking distance offering swift and easy access to Central London and the Home Counties.



ENTRANCE HALL

Side aspect entrance door, tiled flooring, radiator, coved ceilings, leading to:

LIVING ROOM

Front aspect double glazed bay window, coved ceiling, radiator, laminate effect flooring.

KITCHEN

Rear aspect double glazed window, tiled flooring, part tiled walls, a range of base and eye level units, stainless steel inset sink, integrated oven with four gas hob rings, extractor hood, space for a washing machine and fridge freezer.

BEDROOM ONE

Front aspect double glazed bay window, double radiator, coved ceilings, fitted wardrobe and storage.

BEDROOM TWO

Rear aspect double glazed window, coved ceiling, laminate effect flooring, radiator.

BATHROOM

Side aspect double glazed frosted window, tiled flooring, part tiled walls, panel enclosed bathtub, wash hand basin, low level wc, towel rail.

LEASE

87 years remaining.

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

OUTGOINGS

Ground Rent: £10 per annum.

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COUNCIL TAX

London Borough of Hillingdon -
Band C - £1,656.80

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DISTANCE TO STATIONS

Ruislip Gardens (0.3 Miles) -
Central Line
Ruislip (1.2 Miles) -
Metropolitan/Piccadilly
Ruislip Manor (1.3 Miles) -
Metropolitan/Piccadilly



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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		
England & Wales		EU Directive 2002/91/EC



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