



Abercorn Grove, Ruislip, HA4 7YP



NO UPPER CHAIN. Gibson Honey are delighted to present to the market this well proportioned one bedroom first floor maisonette in the sought after North Ruislip area. This great sized property briefly compromises: One double bedroom, spacious living room, fitted kitchen and modern bathroom suite. The property benefits include: Double glazing, allocated parking and a long lease. Ruislip's bustling High Street is only a short distance away which offers a wide variety of enticing shops and restaurants to include Waitrose Supermarket, Granero Lounge, Cafe Rouge and numerous coffee bars. There is also a service station at the end of the road that includes an M&S store and a cash machine. There is a bus service a few minutes walk away and the Metropolitan/Piccadilly Line Station at Ruislip offers a swift and regular service into Central London and The City. Ruislip Lido is with striking distance which offers fun for all the family and a stunning scenic route. The property is also ideally situated for the highly regarded Whiteheath primary school.



## LEASE

125 years from February 2015 (Approx 115 years remaining)

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

## OUTGOINGS

Ground rent: £280 per annum.

Service charge: £1460 per annum.

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## PARKING

One allocated parking space.

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## COUNCIL TAX

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

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## DISTANCE TO STATIONS

West Ruislip (1.3 miles) -  
Central/Chiltern  
Ruislip (1.4 miles) -  
Metropolitan/Piccadilly  
Northwood Hills (1.5 miles) -  
Metropolitan



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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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