



Kingsend, Ruislip, HA4 7DD
£450,000

NO UPPER CHAIN. SHARE OF FREEHOLD. We are pleased to present to the market this beautifully presented two bedroom ground floor apartment situated in this most peaceful location, with the added bonus of having direct access to a private patio area. This property briefly comprises; two double bedrooms, a four piece modern bathroom suite, open-planned living/dining room, fitted kitchen and additional w/c. The property benefits from a garage, communal gardens, parking and under floor heating. This property is situated on Kingsend which is just off Ruislip High Street with it's local amenities such as Waitrose supermarket, doctors surgery, schools such as Bishop Ramsey and the bustling High Street itself which offers a good range of local shops, bus routes and rail links (Metropolitan and Piccadilly). The property is also within walking distance to West Ruislip station (Central Line).



ENTRANCE HALL

Front aspect entrance door, downlighting, doors to:

LIVING/DINING ROOM

Rear aspect double glazed sliding door to patio area, engineered wooden flooring, downlighting, secure entry system phone, open to:

KITCHEN

Rear aspect double glazed window, engineered wooden flooring,

downlighting, a range of base and eye level units, one and a half stainless steel sink with drainer, induction hob with extractor hood, wine cooler, integrated appliances including fridge freezer, dishwasher, washing machine/dryer and double oven.

BEDROOM ONE

Front aspect double glazed window, storage cupboard.

BEDROOM TWO

Front aspect double glazed window, storage cupboard.



BATHROOM

Side aspect double glazed frosted window, tiled flooring, tiled walls, downlighting, tiled enclosed bath with shower attachment and mixer taps, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

WC

Tiled flooring, low level wc, downlighting, vanity unit incorporating wash hand basin.

GARAGE

Up and over door.

PRIVATE PATIO AREA

Laid to patio, enclosed fencing.

COMMUNAL GARDEN

Laid to lawn.

PARKING

Residents parking to the rear and Visitors parking to the front of building.

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

LEASE

110 years remaining.

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OUTGOINGS

Annual charge of £1,020 per annum.

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COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

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DISTANCE TO STATIONS

Ruislip (0.1 miles) -
Metropolitan/Piccadilly
West Ruislip (0.2 miles) -
Central/Chiltern Railways

NB

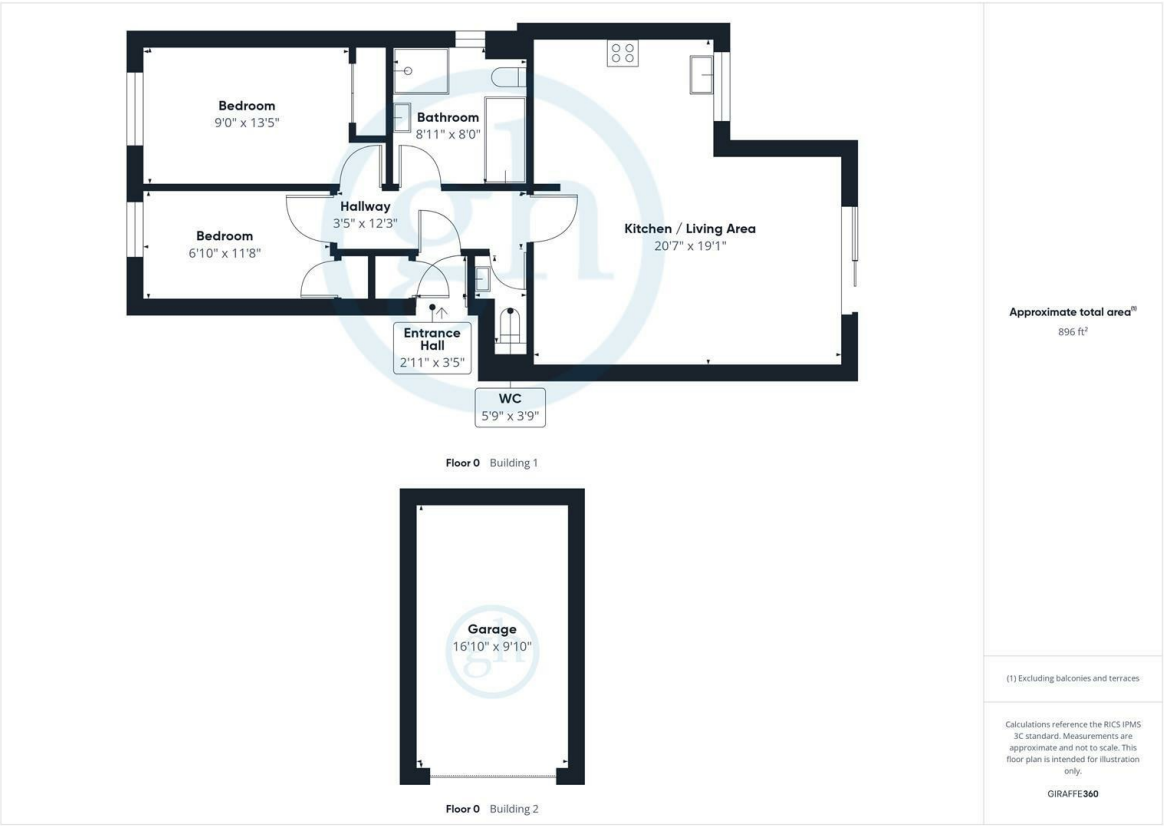
Probate was granted in 2025.

92 High Street, Ruislip, Middlesex, HA4 8LS

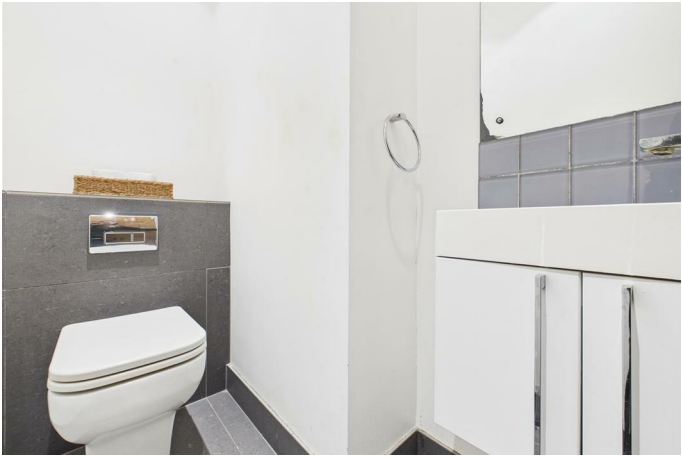
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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