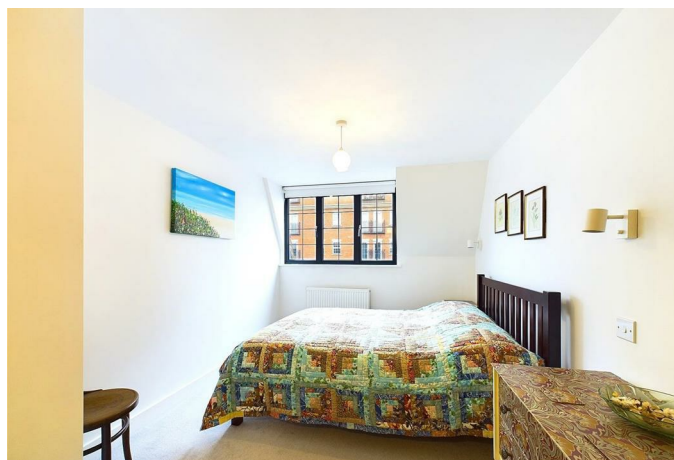




3 Pembroke Road, Ruislip, HA4 8NQ

NO UPPER CHAIN - FOOTSTEPS FROM RUISLIP STATION. We are pleased to offer to the market this immaculately presented apartment situated in a highly desirable and convenient location. The property briefly comprises: spacious open-planned living/dining room, one double bedroom, modern fitted kitchen and bathroom suite. The property benefits include double glazing and a peaceful light filled covered balcony. Located on Pembroke Road, this property enjoys splendid access to local amenities, all of them just a short walk away. Ruislip High Street and West Ruislip train stations offering access to the Metropolitan, Piccadilly and Central Lines as well as Overland Rail, all within a short distance making this one of the most conveniently positioned apartment buildings in the area.



ENTRANCE HALL

Front aspect door, laminate effect flooring, double radiator, doors to:

LIVING/DINING ROOM

Front aspect double glazed leaded light window, laminate effect flooring, double radiator, skylight, leading to:

KITCHEN

Rear aspect double glazed leaded light window, tiled flooring, skylight, downlighting, a range of base and eye level units, stainless steel sink with drainer, wall mounted boiler, integrated appliances including, oven with four electric hob rings and extractor hood, fridge freezer, washing machine and dish washer, side aspect double glazed leaded light door to:

COVERED BALCONY

Dual aspect double glazed window with PVC cassette zip screen blind.

BEDROOM

Front aspect double glazed leaded light window, double radiator, a range of fitted wardrobes.

BATHROOM

Rear aspect double glazed leaded light frosted window, tiled flooring, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail

LEASE

117 years remaining.

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

OUTGOINGS

Ground rent - £663.15 per annum.

Service charge - £1882.66 per

annum.

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

COUNCIL TAX

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

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

DISTANCE TO STATIONS

Ruislip (0.1 mi) - Metropolitan Line
Ruislip Manor (0.4 mi) - Metropolitan Line
West Ruislip (0.8 mi) - Central Line

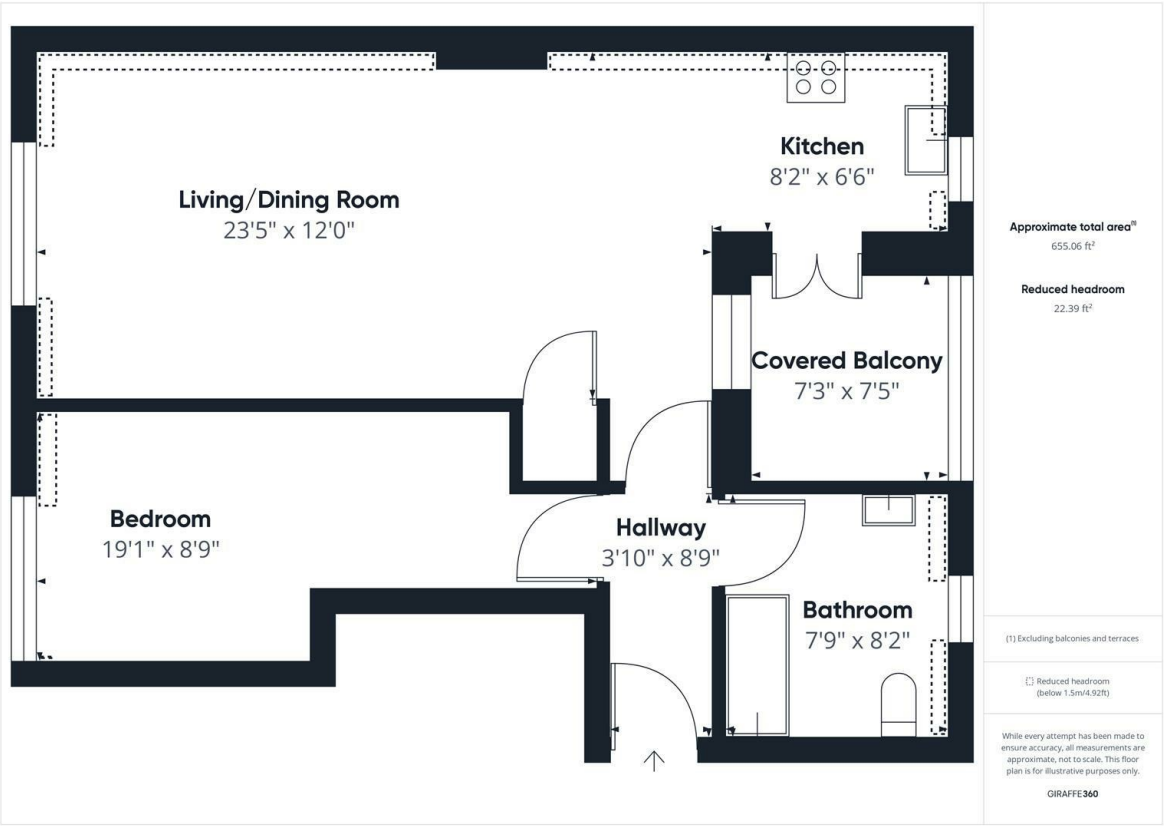


92 High Street, Ruislip, Middlesex, HA4 8LS

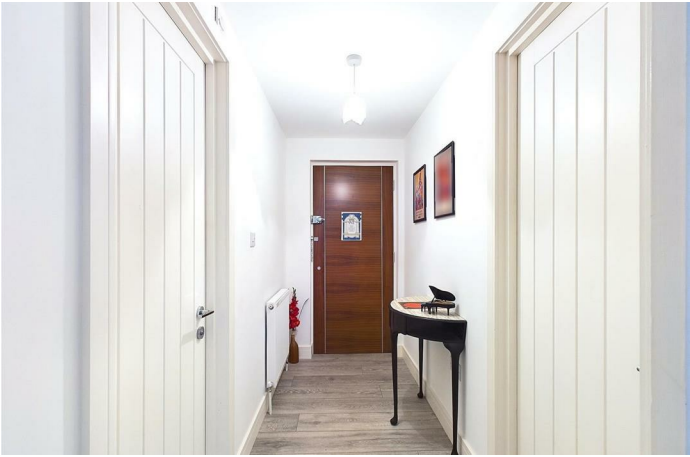
T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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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