

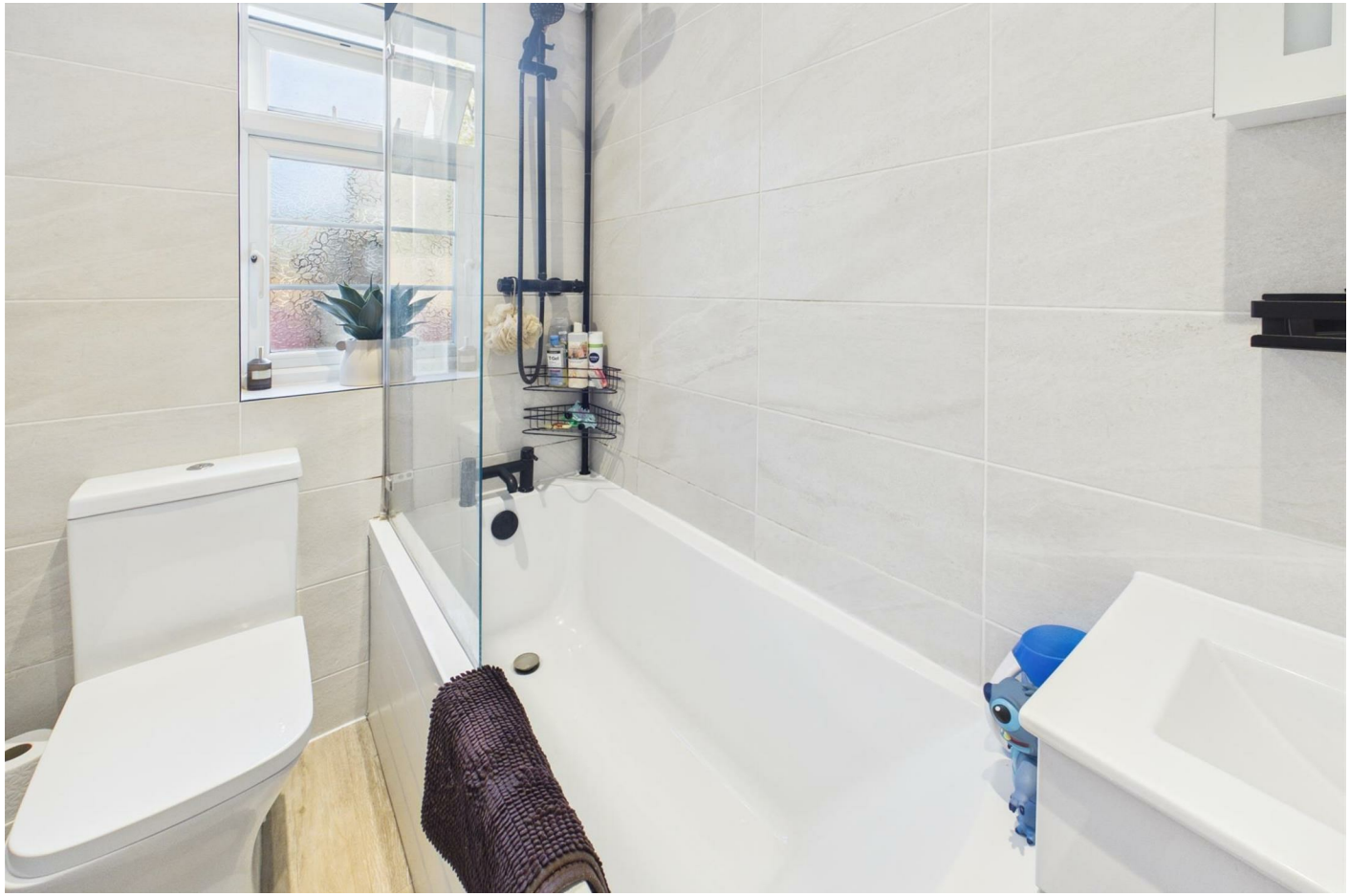
Northdown Close, Ruislip, HA4 6JY

gibsonhoney

NO UPPER CHAIN. We are delighted to present to the market this spacious GROUND floor maisonette with direct access to rear private garden. Making an ideal first time purchase or investment opportunity this property briefly comprises: Spacious lounge, good size fitted kitchen and bathroom suite. Other benefits include, TWO DOUBLE BEDROOMS, double glazing, gas central heating, long lease and as well as the rear garden, you also have the front garden. This most desirable property is conveniently situated for Ruislip and Ruislip Manors extensive High Streets and Ruislip Gardens amenities including rail links(Metropolitan/Piccadilly/Central), restaurants and bus routes. The A40/M40 are within striking distance offering swift and easy access to both Central London, the Home Counties and Heathrow. Local schools include Sacred Heart and Ruislip Gardens Primary which again are a short walk away.







ENTRANCE HALL
Front aspect door, radiator, doors to:

LIVING ROOM
Rear aspect double glazed window, radiator.

BEDROOM ONE
Front aspect double glazed window, radiator.

BEDROOM TWO
Front aspect double glazed window, radiator.

KITCHEN
Rear aspect double glazed door to rear garden, side aspect double glazed frosted window, range of base and eye level units, double sink with mixer taps, gas hob and electric oven with extractor hood over, spaces for appliances.



BATHROOM
Rear aspect double glazed frosted window, low level wc, heated towel rail, vanity unit incorporating wash hand basin, panel enclosed bath with shower over.

FRONT GARDEN
Mainly laid to lawn.

REAR GARDEN
Patio area, panel enclosed fence.

LEASE
Leasehold - In excess of 160 years.

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

OUTGOINGS
Ground Rent £100 per annum, Building Insurance £210, no service charge.

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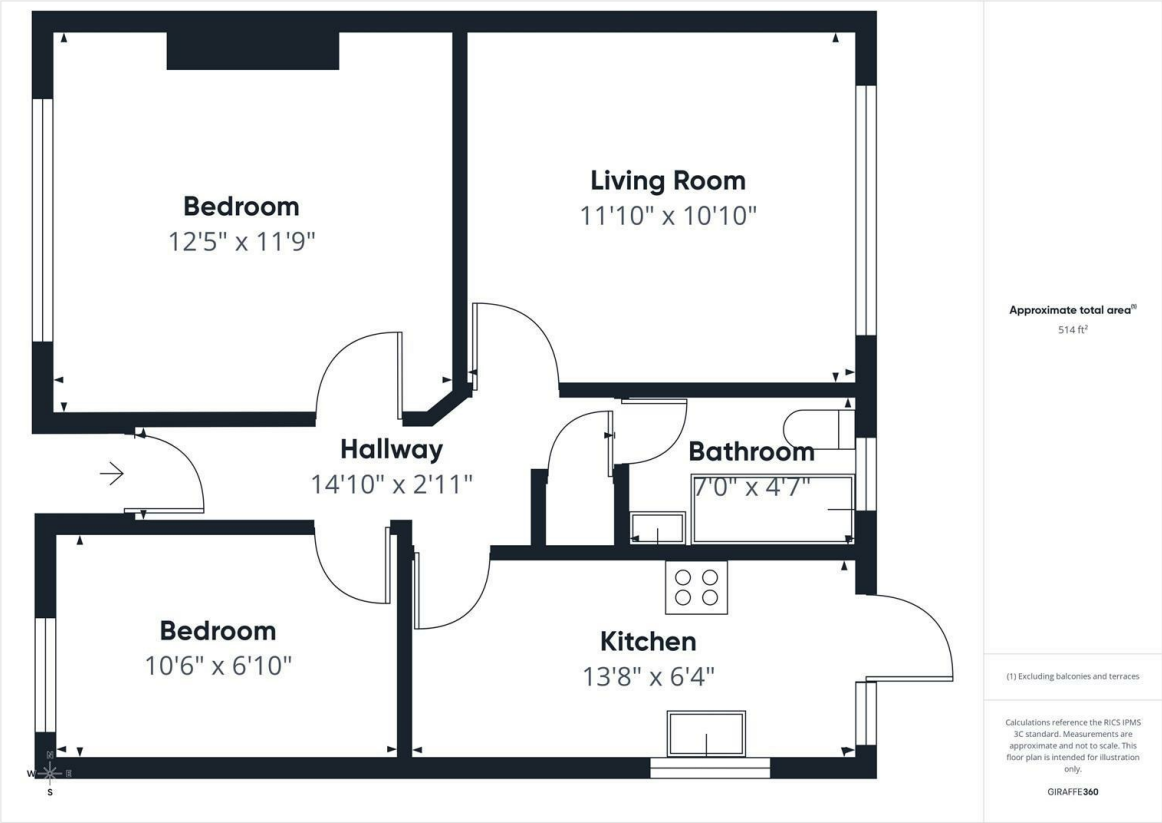
COUNCIL TAX
London Borough of Hillingdon - Band C - £1,818.19

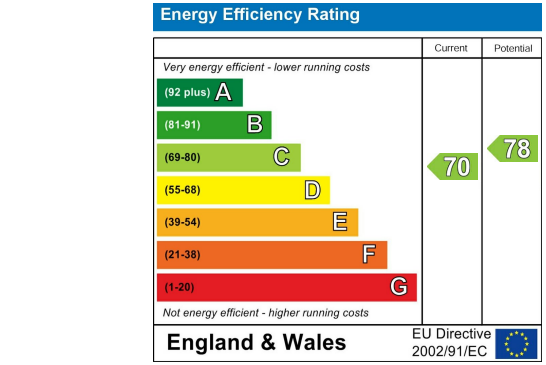
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DISTANCE TO STATIONS
Ruislip (0.4 miles) - Metropolitan/Piccadilly
Ruislip Gardens (0.5 miles) - Central
West Ruislip (0.9 miles) - Central/Chiltern Railways

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