



Abercorn Grove, Ruislip, HA4 7YP



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Gibson Honey are delighted to present to the market this well proportioned one bedroom ground floor maisonette in the sought after North Ruislip area, without the encumbrance of an upper chain. This great sized property briefly comprises: One double bedroom, spacious living room, fitted kitchen and modern bathroom suite. The property benefits include: Double glazing, communal garden, 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.



## LIVING ROOM

Front aspect double glazed window, laminate effect flooring, electric heaters, storage cupboard, space to:

## KITCHEN

Front aspect double glazed window, tiled flooring, part tiled walls, a range of base and eye level units, integrated oven, electric hob with four rings, extractor fan hood, space for appliances including washing machine and fridge freezer.

## BEDROOM

Rear aspect double glazed windows, a range of fitted wardrobes.

## BATHROOM

Side aspect double glazed window, laminate effect flooring, panel enclosed bath with shower attachment and mixer taps, low level wc, vanity unit incorporating wash hand basin.

## FRONT

Front aspect door.

## COMMUNAL GARDEN

Mainly laid to lawn.

## ALLOCATED PARKING

For one vehicle

## OUTGOINGS

Service charge - £145 per calendar month

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

## COUNCIL TAX

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

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## LEASE

Approximately 147 years remaining.

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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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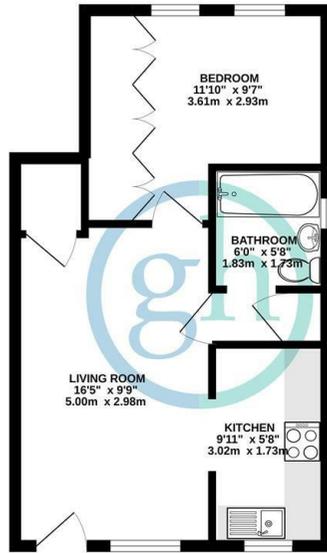
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GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA - 424 sq.ft. (39.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, directions, floors and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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