



Field End Road, Ruislip, HA4 9DL
£300,000



NO UPPER CHAIN!!! This well-presented one bedroom apartment is set on the ground floor and benefits from a long lease and it's own entrance. It enjoys an exceptionally convenient position, just moments from Eastcote's shops, cafés and excellent transport connections, making it a great opportunity for both first-time buyers and investors alike. The home features bright, modern interiors with contemporary finishes that create a warm and inviting feel. The spacious open-plan living area includes a sleek fitted kitchen equipped with a range of wall and base units, along with integrated appliances. There is a comfortable double bedroom, and the property is completed by a stylish, well-designed shower room.

Luna Apartments are located just off Field End Road, only a short three-minute stroll from Eastcote Station, offering fast access into central London via the Metropolitan and Piccadilly lines. For those travelling by car, the A40, M40 and M25 are all within easy reach. The area is also close to several highly regarded schools, including Newnham.



ENTRANCE

Front aspect door opens into;

LIVING ROOM

Front aspect double glazed window, downlighting, radiator.

KITCHEN

A range of base and eye level units, downlighting, integrated appliances including fridge/ freezer, dishwasher, oven, induction hob with four electric hobs, extractor fan.

HALLWAY

Downlighting, storage cupboard, doors to;

BEDROOM

Skylight double glazed window, downlighting, radiator.

BATHROOM

Downlighting, part tiled walls, tiled flooring, stand in shower cubicle, wash hand basin, low level w/c, heated towel rail, extractor fan.

LEASE

Lease - 120 Years

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

OUTGOINGS

COUNCIL TAX

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

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DISTANCE TO STATIONS

Eastcote (413 ft) -
Metropolitan/Piccadilly
Ruislip Manor (1.1 Miles) -
Metropolitan/Piccadilly



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH


T: 01895 699077

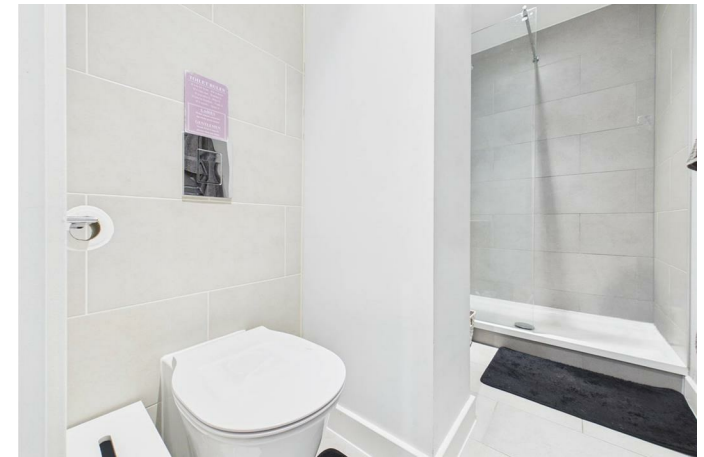
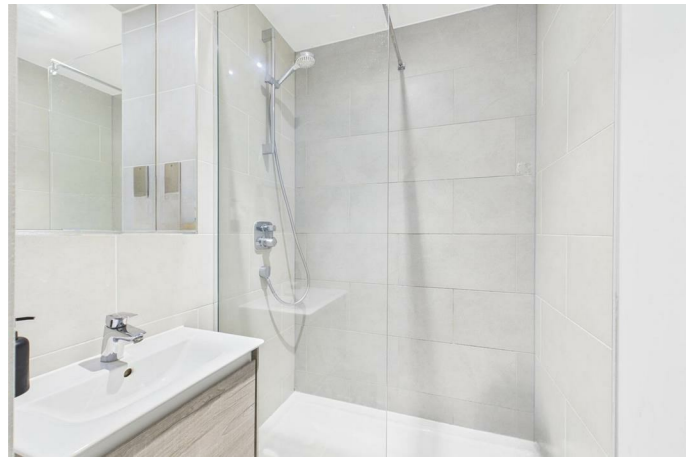
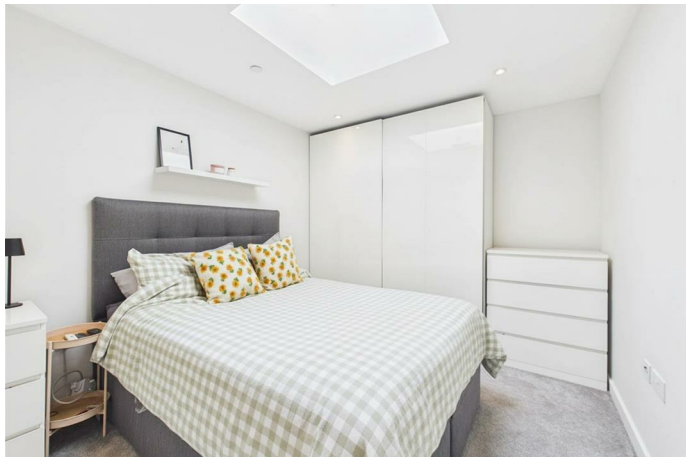
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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