



Whitby Road, Ruislip, HA4 9DZ



Perfect for first-time buyers or investors, this well-presented first-floor maisonette offers two double bedrooms and the benefit of its own private entrance with a LONG LEASE, making it an ideal low-maintenance home. The layout features stairs rising to the first floor, opening onto a hallway that leads to all rooms. There is a bright and spacious reception room, a fitted kitchen, two double bedrooms, and a contemporary three-piece family bathroom. Under-floor heating is installed throughout the living room, kitchen, bathroom, and office for added comfort. Outside, the property enjoys a private driveway and a generous own front garden, while the rear boasts a private garden—perfect for outdoor dining and entertaining during the warmer months. Conveniently situated close to local train stations offering Central, Metropolitan, and Piccadilly line services into London, the property also provides easy access to the A40/Western Avenue for motorists. Families will appreciate being within reach of reputable schools, including Ruislip High School.



### ENTRANCE HALL

Front aspect door, double radiator, spotlights, stairs leading to first floor, door to;

### OFFICE

Front aspect double glazed window, underfloor heating.

### HALLWAY

Storage cupboard, doors to;

### LIVING ROOM

Rear aspect double glazed window, double radiator, downlighting, storage cupboard.

### KITCHEN

Rear aspect double glazed window, side aspect double glazed frosted window, underfloor heating, tiled flooring, part tiled walls, downlighting, underfloor heating, a range of base and eye

level units, stainless steel sink, integrated oven, gas stove with five hob rings, extractor fan, space for washing machine and fridge freezer.

### BEDROOM ONE

Front aspect double glazed window, downlighting, double radiator.

### BEDROOM TWO

Front aspect double glazed window, double radiator, downlighting, storage cupboard.

### BATHROOM

Side aspect double glazed frosted window, tiled flooring and walls, underfloor heating, shower cubicle, wash hand basin, low level w/c.

### LEASE

170 years remaining.

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

### OUTGOINGS

£381 service charge per annum.

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### COUNCIL TAX

London Borough of Hillingdon - Band C - £1735.45

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### DISTANCE TO STATIONS

Eastcote (0.7 Miles) - Metropolitan/Piccadilly  
South Ruislip (1 Mile) - Central Line  
Ruislip Manor (1.2 Miles) - Metropolitan/Piccadilly



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