



Bromley Crescent, Ruislip Gardens, HA4 6PG
£325,000



Gibson Honey are pleased to present to the market this well presented ground floor garden maisonette. This bright and spacious property which is set in Ruislip Gardens briefly comprises : Two double bedrooms, good size living room, bright bathroom suite and fitted kitchen. The property benefits include : Double glazing, gas central heating and a large rear garden. Set in this highly convenient location, a stones throw from Ruislip Gardens Primary school and within catchment of Ruislip High, Ruislip Gardens, Ruislip Manor and Ruislip High streets are nearby, offering a good range of shops, restaurants, bus routes and rail links including Ruslip Gardens tube station (Central line) which is within approximately 5 minutes walk. The A40/M40/M25 are set within striking distance offering swift and easy access to Central London and the Home Counties.



ENTRANCE HALL

Side aspect entrance door, tiled flooring, radiator, coved ceilings, leading to:

LIVING ROOM

Front aspect double glazed bay window, coved ceiling, radiator, laminate effect flooring.

KITCHEN

Rear aspect double glazed window, tiled flooring, part tiled walls, a range of base and eye level units, stainless steel inset sink, integrated oven with four gas hob rings, extractor hood, space for a washing machine and fridge freezer.

BEDROOM ONE

Front aspect double glazed bay window, double radiator, coved ceilings, fitted wardrobe and storage.

BEDROOM TWO

Rear aspect double glazed window, coved ceiling, laminate effect flooring, radiator.

BATHROOM

Side aspect double glazed frosted window, tiled flooring, part tiled walls, panel enclosed bathtub, wash hand basin, low level wc, towel rail.

LEASE

87 years remaining.

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

OUTGOINGS

Ground Rent: £10 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 Gardens (0.3 Miles) -
Central Line
Ruislip (1.2 Miles) -
Metropolitan/Piccadilly
Ruislip Manor (1.3 Miles) -
Metropolitan/Piccadilly



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

T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk



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



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.