



Berkeley Close, Ruislip, HA4 6LF





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NO UPPER CHAIN. We are pleased to present to the market this spacious first floor maisonette set in Berkeley Close. Situated in this most convenient location this property briefly comprises: Two good size bedrooms, spacious living room, kitchen and bathroom suite. The property benefits include: Double glazing, gas central heating, own rear garden & long lease. This most desirable property is situated just moments from Ruislip & Ruislip Manor's shopping and transport facilities (Metropolitan/Piccadilly lines). Ruislip Gardens station (Central line) is also within walking distance. The A40/M40 is just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also within the catchment area of several highly regarded primary and secondary schools.



## ENTRANCE HALL

Front aspect door, rear aspect double glazed frosted door, radiator, stairs to first floor landing.

## FIRST FLOOR LANDING

Radiator, hatch to loft space, doors to:

## LIVING ROOM

Rear aspect double glazed bay window, radiator, coved ceiling, fireplace.

## KITCHEN

Dual aspect double glazed window, wall mounted boiler, sink and drainer, range of base and eye level units, space for fridge freezer, washing machine and oven, built in storage cupboard x2.

## BEDROOM ONE

Front aspect double glazed bay window, radiator, coved ceiling.

## BEDROOM TWO

Front aspect double glazed window, radiator.

## BATHROOM

Side aspect double glazed frosted window, fully tiled walls and flooring, panel enclosed bathtub with mixer taps and shower attachment, wash hand basin, low level w/c, radiator.

## GARDEN

Panel enclosed fencing, patio area, wooden shed.

## COUNCIL TAX

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

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

## LEASE

TBC

## OUTGOINGS

TBC

## DISTANCE TO STATIONS

Ruislip Gardens (0.3 Miles) -  
Central line

Ruislip (0.8 Miles) -  
Metropolitan/Piccadilly lines  
Ruislip Manor (0.8 Miles) -  
Metropolitan/Piccadilly lines



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

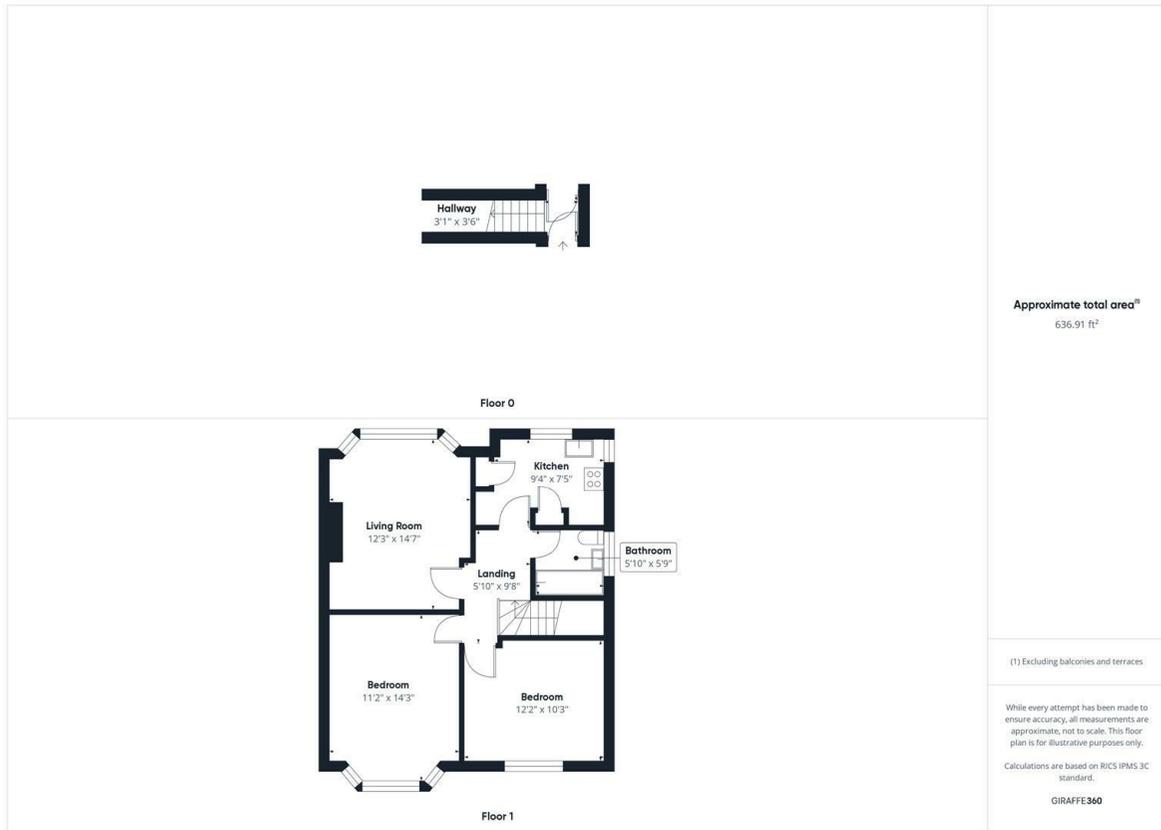
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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