

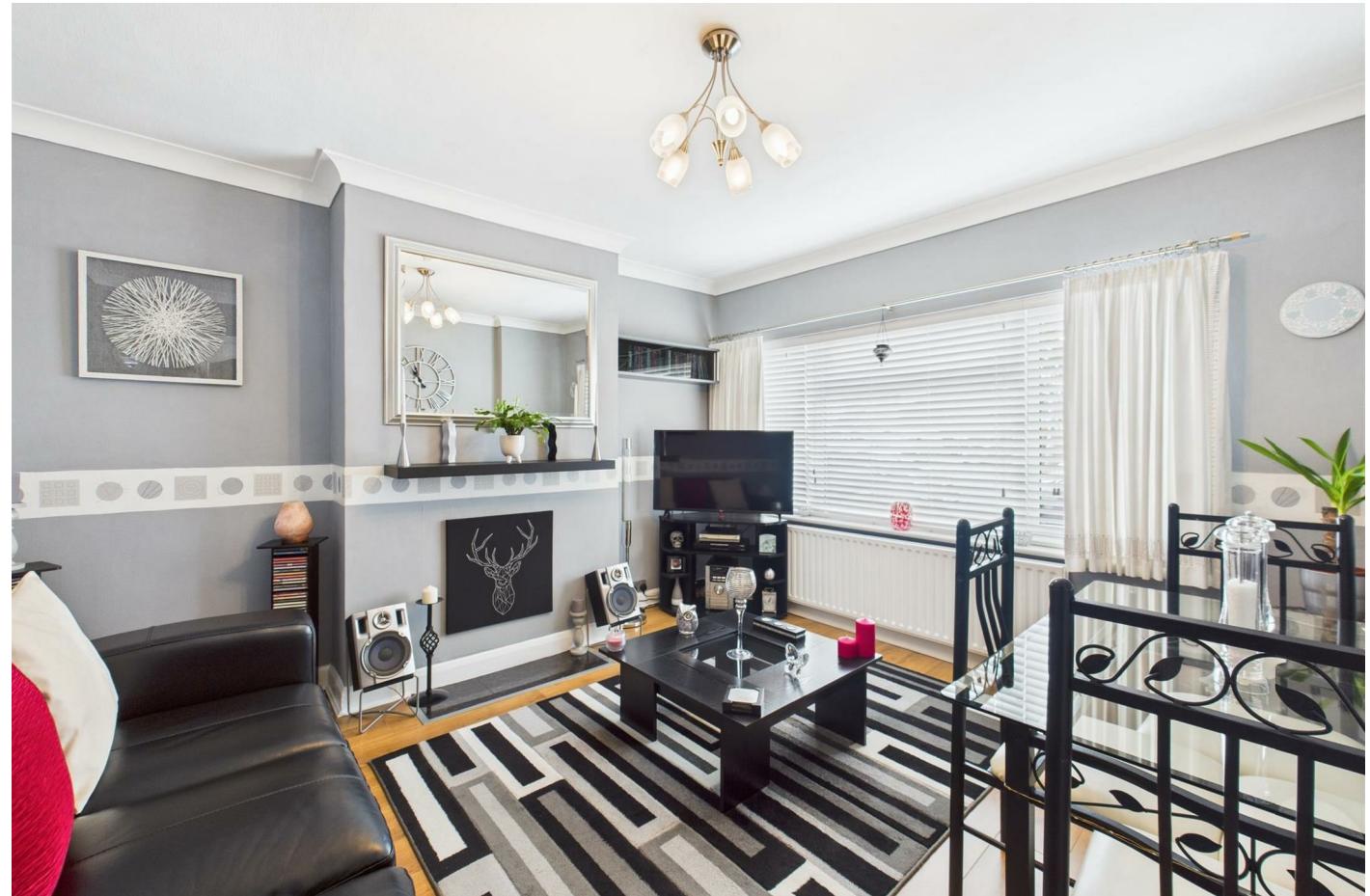
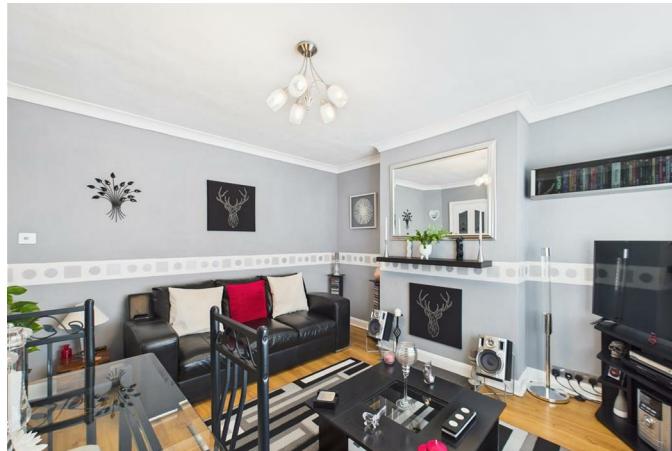


West End Road, Ruislip, HA4 6LA

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gibsonhoney

Gibson Honey are pleased to present to the market this stunning ground floor garden maisonette. This bright and spacious property which is set close to Ruislip High Street briefly comprises : Two double bedrooms, spacious living room, modern bathroom suite and fitted kitchen. The property benefits include : Double glazing, gas central heating and direct access to private rear garden.

Situated only a short walk from Ruislip High Street with both Ruislip and Ruislip Gardens stations (Central, Metropolitan and Piccadilly) a short walk away as well as it's local shops and amenities, Waitrose supermarket and doctors surgery. Ruislip is home to a number of highly regarded Schools such as Bishop Ramsey and Sacred Heart Primary School being just a stones throw away. There are also numerous bus routes close by and the A40 is easily accessible.



ENTRANCE HALL

Front aspect double glazed frosted door, front aspect double glazed frosted window, radiator, laminate effect flooring, doors to:

LIVING ROOM

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



KITCHEN

Rear aspect double glazed frosted door, side aspect double glazed frosted window, down lighting, part tiled walls, laminate effect flooring, radiator, a range of base and eye level units, integrated fridge freezer, oven and four gas hob rings, space for dishwasher and washing machine, storage cupboard.

MASTER BEDROOM

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

BEDROOM TWO

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

BATHROOM

Rear aspect double glazed frosted window, coved ceiling, down lighting, tiled walls, tiled flooring, heated towel rail, panel enclosed bath with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

GARDEN

Patio area, shed with power and lighting, panel enclosed fencing, side access.

LEASE

72 years remaining.

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

OUTGOINGS

Ground Rent - £50 per annum

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COUNCIL TAX

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

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DISTANCE TO STATIONS

Ruislip Gardens (0.5 miles) - Central

Ruislip (0.6 miles) - Metropolitan

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

T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk

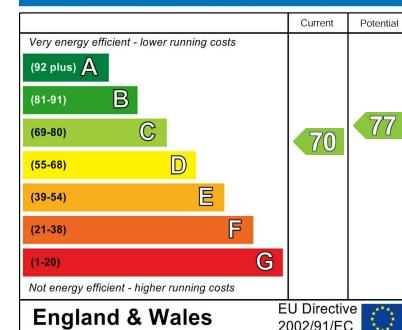




Floor 0 Building 1

Approximate total area⁽¹⁾
581 ft²

Energy Efficiency Rating



Floor 0 Building 2

(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



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