



Victoria Road, Ruislip, HA4 0HB
£325,000



NO UPPER CHAIN!!! A spacious and well-presented two-bedroom duplex apartment set in this highly convenient location just moments from South Ruislip Station. Arranged over two floors, the property offers bright and comfortable living accommodation, briefly comprising a generous living room, fitted kitchen, bathroom suite and two well-proportioned bedrooms. The property further benefits from double glazing and gas central heating. Ideally positioned for South Ruislip's wide range of shops and amenities, the property is within easy reach of Sainsbury's supermarket and the popular Old Dairy Site, which offers a cinema, a selection of restaurants and Asda. Well-regarded schools including Queensmead School and Deansfield Primary School are also close by, making the area particularly appealing for families. For commuters, South Ruislip Station provides swift and convenient access to Central London via the Central line and Chiltern Railways. Motorists will also appreciate the easy access to the A40, M40 and M25.



ENTRANCE HALL

Front aspect double glazed frosted door, stairs to;

LIVING ROOM

Front aspect double glazed window, radiator, open to;

KITCHEN

Front aspect double glazed window, side aspect double glazed window, part tiled walls, a range of base and eye levels units,

space for oven with four electric hobs, fridge/ freezer, washing machine.

FIRST FLOOR LANDING

Loft hatch, doors to;

BEDROOM ONE

Front aspect double glazed window, radiator, built in storage.

BEDROOM TWO

Front aspect double glazed window, double radiator.

BATHROOM

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

LEASEHOLD

Lease - 100 plus years

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

OUTGOINGS

TBC

COUNCIL TAX

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

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DISTANCE TO STATIONS

South Ruislip (0.1 Miles) - Central and Overground
Ruislip Manor (1.3 Miles) - Metropolitan/Piccadilly



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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		
(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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