



West End Road, Ruislip, HA4 6RB  
£375,000

gh  
gibsonhoney

NO UPPER CHAIN. An extremely spacious FIRST floor maisonette with OWN GARDEN set in this convenient location. The property briefly comprises: large living room, fitted kitchen, modern bathroom suite and two double bedrooms. The property benefits include: own private entrance, gas central heating, double glazing, own rear garden, parking, garage, 131 year lease and low outgoings. Perfectly positioned for convenience this property is just moments from the areas shopping and transport facilities (Central Line/Br Connection). Alternatively for the motorist the A40/M40/M25 are just a short drive away providing easy and direct access into Central London and the surrounding Home Counties.



## ENTRANCE HALL

Front aspect door, double radiator, understairs cupboard housing fuse board, stairs to first floor landing:

## LANDING

Side aspect double glazed window, hatch to loft space, double radiator, dado rail, doors to:



## LIVING ROOM

Rear aspect double glazed window, double radiator, dado rail, coved ceiling.

## KITCHEN

Rear aspect double glazed window, tiled flooring, fully tiled walls, space for fridge freezer, stainless steel sink and drainer, cupboard housing wall mounted combi boiler, space for

washing machine, space for dish washer, electric hob and oven with extractor hood over, down lighting range of base and eye level units.

## BEDROOM ONE

Front aspect double glazed window, double radiator, full range if built in wardrobes, coved ceiling.

## BEDROOM TWO

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

## BATHROOM

Side aspect double glazed frosted window, panel enclosed bath, low level wc, tiled flooring, pedestal wash hand basin, heated towel rail, storage cupboard, extractor fan.

## GARAGE

To rear.

## PARKING

To rear.

## GARDEN

Decking area.

## OUTGOINGS

Our Vendor reliably informs us there is £15.75 Ground Rent per

annum and there is no service charge.

## LEASE

131 years remaining on the lease.

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

## COUNCIL TAX

London Borough of Hillingdon  
23/24 - Band C - £1,735.45

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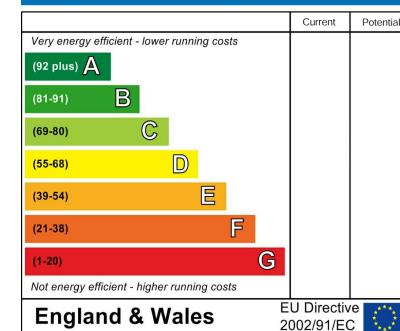
## DISTANCE TO STATIONS

South Ruislip (0.5 miles) -  
Central/Chiltern  
Ruislip Gardens (0.8 miles) -  
Central line  
Ruislip (1.9 miles) -  
Metropolitan/Piccadilly



Approximate total area<sup>(1)</sup>  
663 ft<sup>2</sup>

#### Energy Efficiency Rating



Floor 0



E  
S  
N  
W

Floor 1

(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.

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