



LAWRENCE RAND

Victoria Road, Ruislip
£195,000

Key Features:

- One bedroom flat, located above shops
- Open plan kitchen/lounge/diner
- In the heart of Ruislip Manor
- Close to station
- Ideal investment opportunity

This spacious one bedroom flat above shops offers open plan living. The kitchen has a host of wall and base units with some built in appliances and there is a light bright lounge. The bedroom is a good size double and to complete the property is a fresh bathroom.

The property is ideal for the great local amenities of Ruislip Manor with its abundance of shops, bus services and tube line (Metropolitan/Piccadilly) For the motorist the A40/Western Avenue is close by providing swift access into Central London and the surrounding Home Counties.



Verified Material Information:

Tenure: Leasehold

Length of Lease: 125 years

Service charge yearly: TBC

Local authority: Hillingdon

Council tax band: C

Suppliers:

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

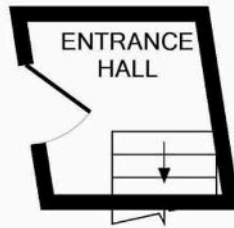
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





ENTRANCE FLOOR
APPROX. FLOOR
AREA 34 SQ.FT.
(3.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 490 SQ.FT. (45.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/