

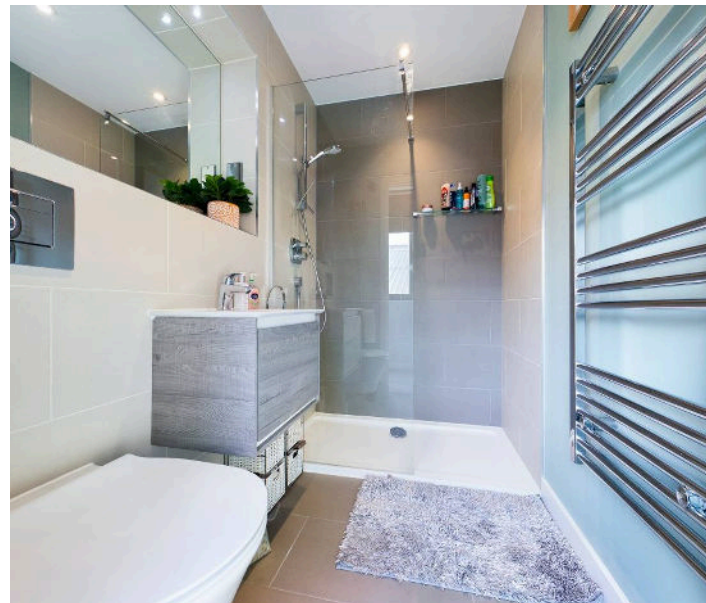
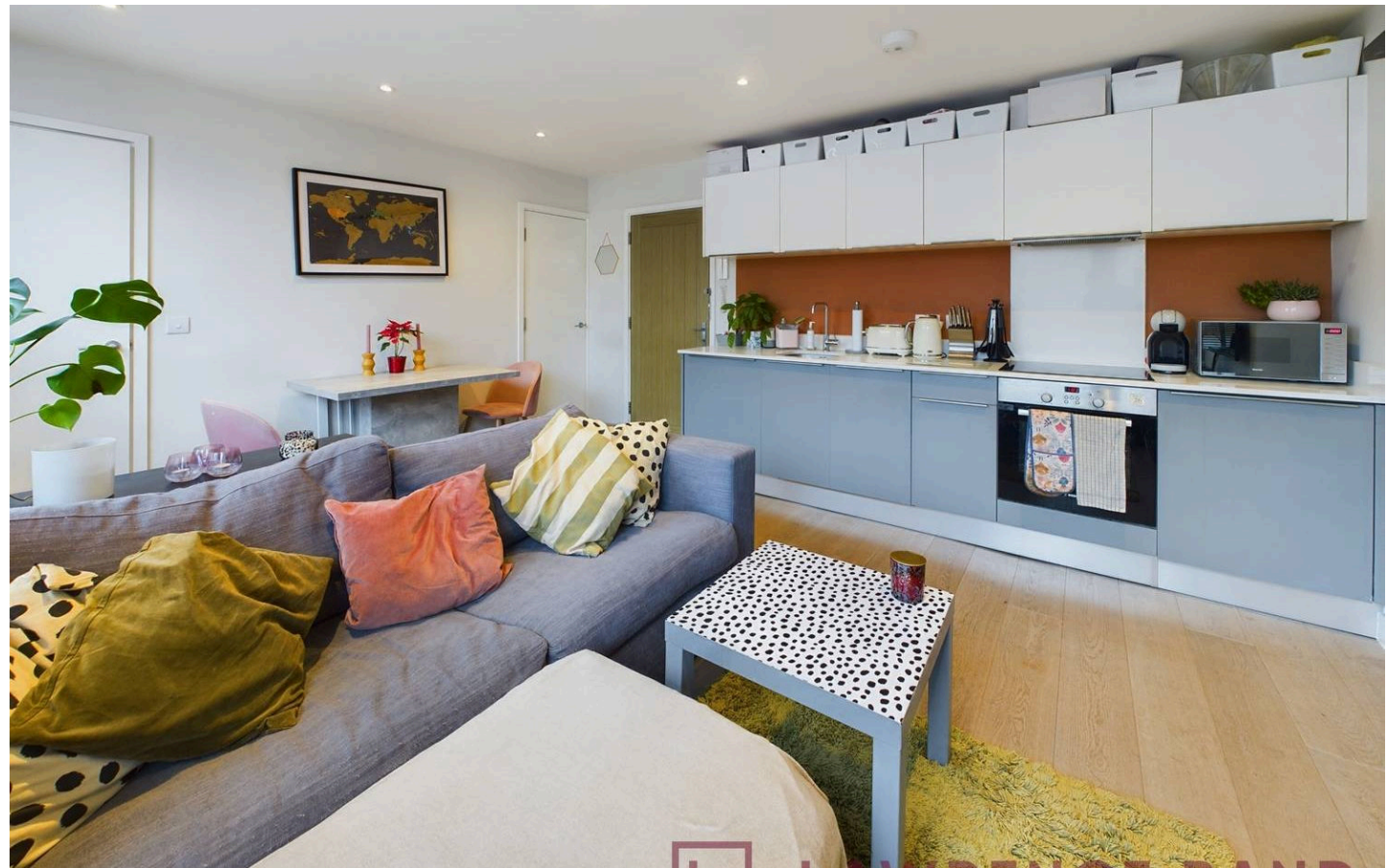


Key Features:

- One bedroom
- NO UPPER CHAIN!
- Immaculate Condition
- Parking Space
- Integrated Appliances
- Minutes from Eastcote Station

A lovely upper-ground floor one bedroom apartment, set in the heart of Eastcote and only a stone's throw from the train station (Metropolitan & Piccadilly Line) - ideal for a first time buyer or investment. This apartment is one of only a few with a parking space.

Entrance to the communal area is via the secure entry-phone system and there is a lift to all floors. The living room is a light & bright area, with hardwood flooring, electric heater, recessed down-lighting, double glazed window & Juliet balcony overlooking side aspect. The kitchen has a modern range of units at eye & base level with (mostly Bosch) integrated appliances including an electric oven & hob with extractor fan over, fridge freezer, washing machine & dishwasher. The bedroom has the benefit of built-in wardrobes and there is a double glazed window to the side aspect. Completing the apartment is the modern bathroom, comprising; large shower cubicle, WC, wash hand basin, recessed down-lighting, tiled flooring and tiled walls.



Location:

Solis House is a popular development of apartments situated on Field End Road and is almost opposite Eastcote station, ideal for access into London via the Met/Picc line. There are many shops, cafes and restaurants along Eastcote High Street and the property is close to a number of well-regarded local schools.

Verified Material Information:

Local: authority: Hillingdon

Council tax band: C, Council tax annual charge: £1475

Length of lease: 243 years remaining

Service charge yearly: £1200

Ground rent charge yearly: £250

EPC Rating D

Suppliers:

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

Heating: Electric

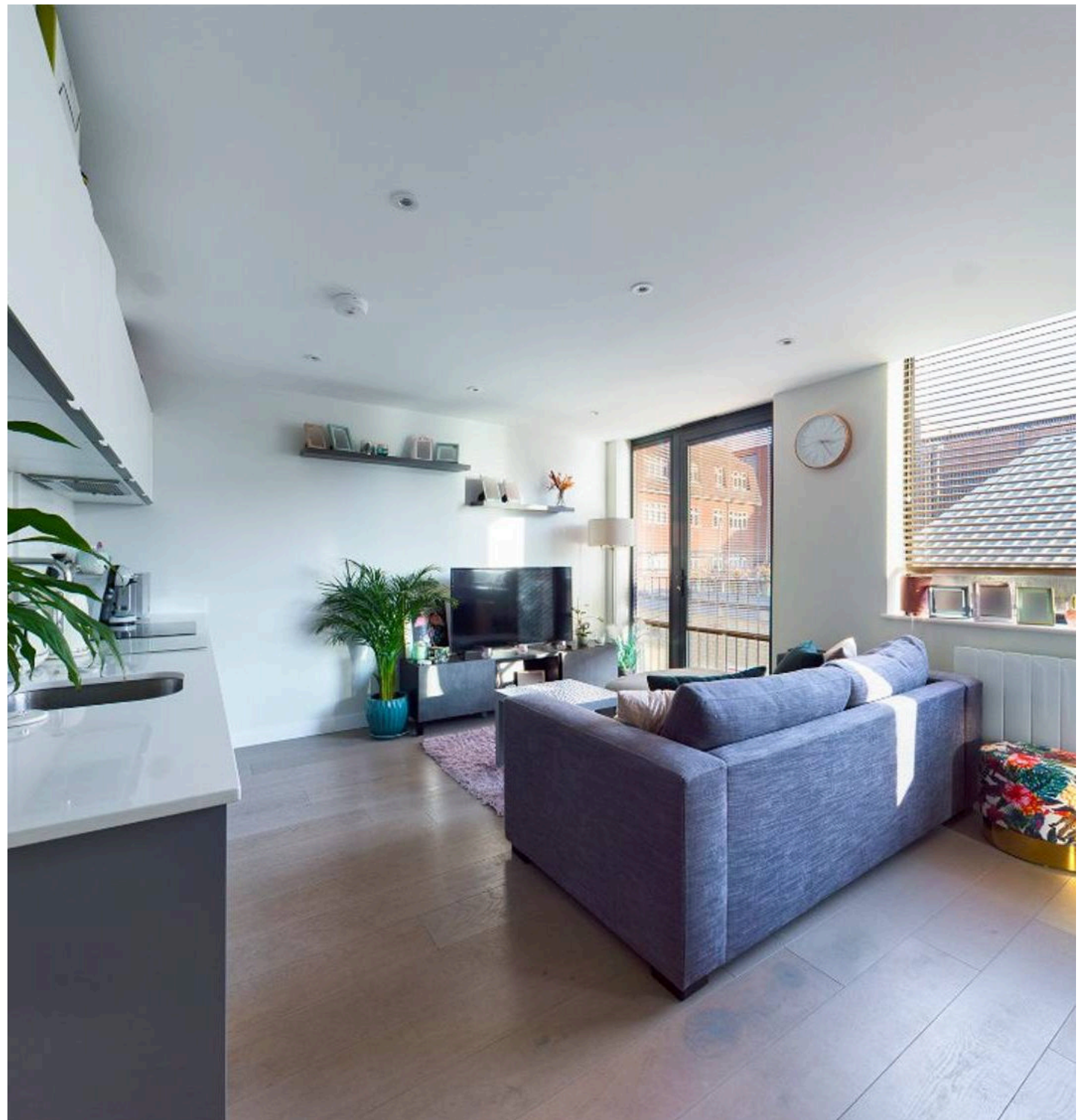
Broadband & mobile coverage:

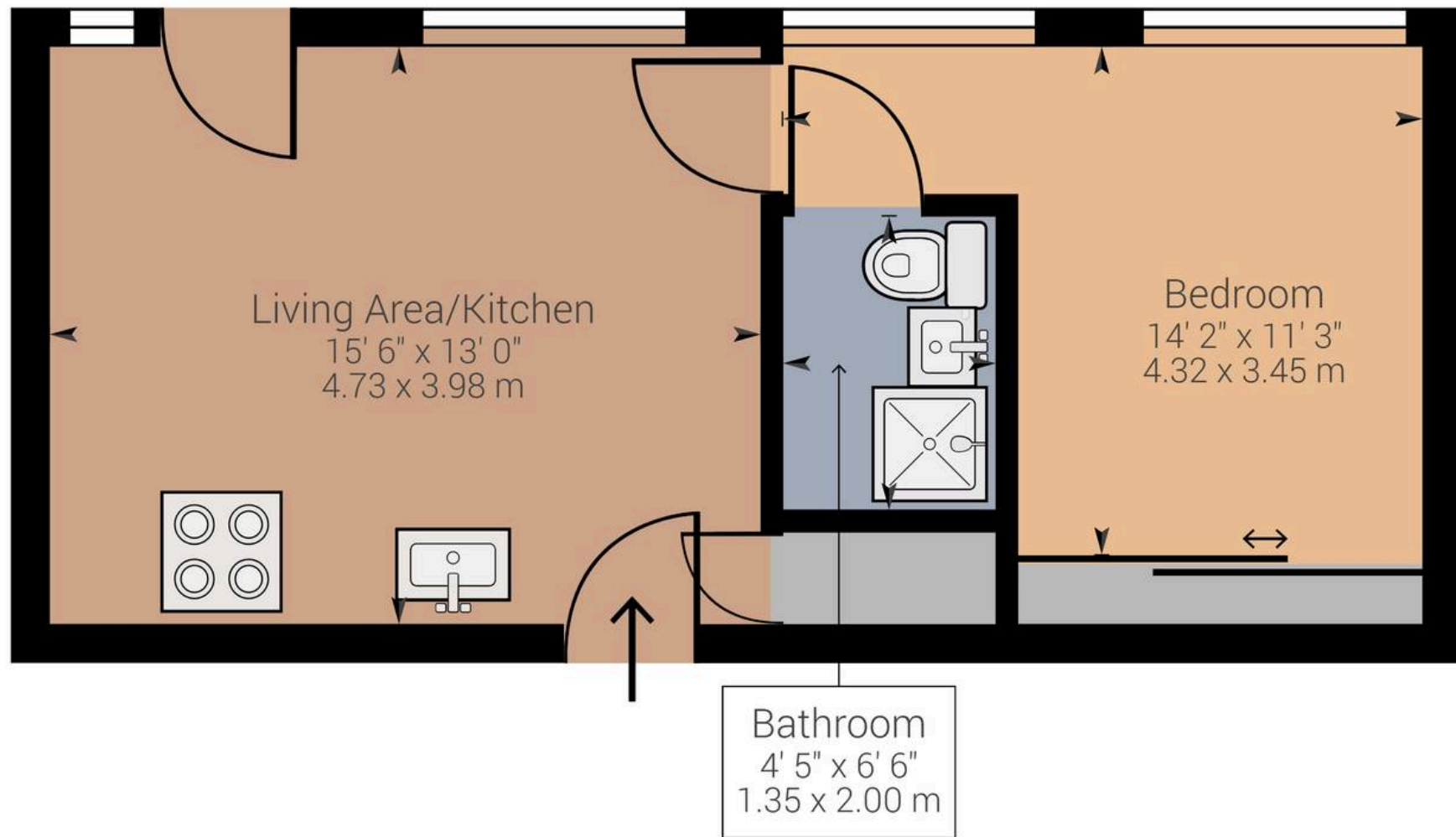
Broadband: FTTP (Fibre to the Premises)

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.





Approximate net internal area: 396.8 ft² / 36.86 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

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