



KEY FEATURES:

- First Floor
- Leasehold 102 Years
- One bedroom
- One bathroom
- Resident allocated parking
- Walking distance to Ruislip Gardens Station

Situated in a quiet residential cul-de-sac, this well-presented one-bedroom first-floor apartment with a Juliette balcony offers modern living close to the excellent amenities and transport links of Ruislip Gardens.

The property features an entrance hallway with a versatile storage cupboard, leading to all rooms. The spacious reception room opens onto a charming Juliette balcony, creating a bright and airy feel, and flows into a well-appointed fitted kitchen. The double bedroom benefits from fitted wardrobes, while the bathroom is neutrally finished. Externally, residents' parking is available for 2 cars.

Location

Carmichael Close is within a short walk of Ruislip Gardens, where Central line services run into London in just thirty minutes. Metropolitan and Piccadilly line stations are also close by, offering excellent connectivity. For motorists, the A40, M40, and M25 are easily accessible, providing straightforward routes across London and beyond.



Verified Information:

Council tax band: C

Local authority: London Borough of Hillingdon

Tenure: Leasehold

Remaining years on the lease: 101

Ground rent: £140 per year

Service charge: £2000 per year

Energy Performance rating: D

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.

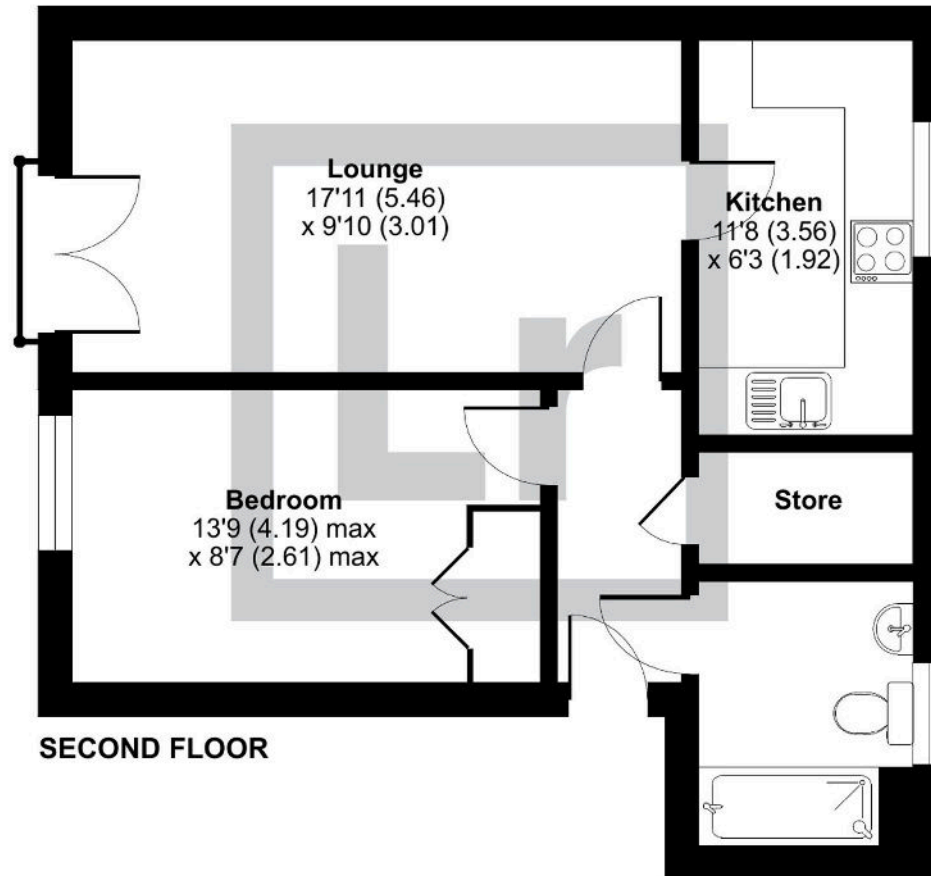




Carmichael Close, Ruislip, HA4

Approximate Area = 502 sq ft / 46.6 sq m

For identification only - Not to scale



SECOND FLOOR





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