



Victoria Road, Ruislip - HA4 0EU

In Excess of **£350,000** | Leasehold



LAWRENCE RAND



Key Features & Description

- Two double bedrooms
- Large balcony
- Split level
- Close to amenities
- Long lease
- 172 years unexpired on Lease

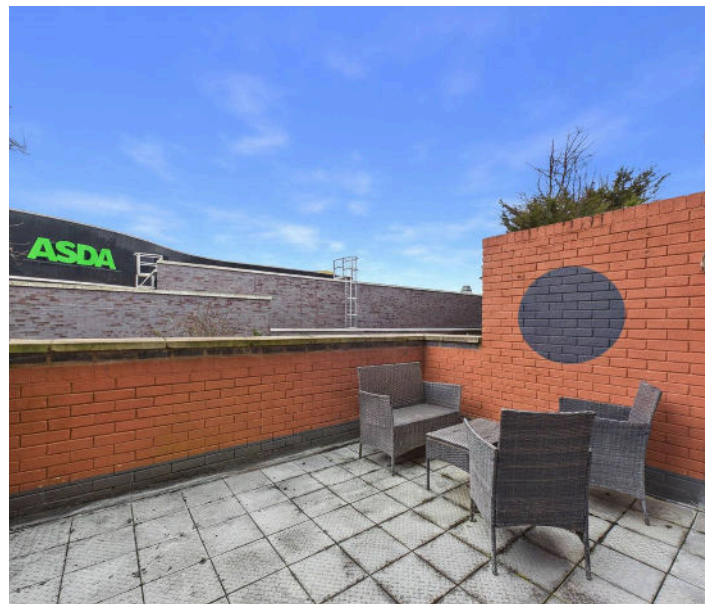
This well presented split level two bedroom flat offers a right spacious living area, ideally situated within easy reach of a wide range of local amenities.

The ground floor comprises an entrance hallway leading into a generously sized kitchen. The layout provides ample worktop and storage space, with room for dining, making it both practical and functional for everyday living.

On the first floor, the property benefits from a bright and well proportioned living room, offering excellent space for both relaxation and entertaining. From this level, there is also access to a private balcony, providing a pleasant outdoor seating area.

The second floor accommodates two well proportioned bedrooms, suitable for a range of needs including a guest room, child's bedroom, or home office. A centrally positioned family bathroom serves this floor, along with a landing that enhances the sense of separation between living and sleeping areas.

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Nearest Stations

South Ruislip Station -approx 0.3 miles

Ruislip Gardens Station -approx 1.1 miles

Ruislip Manor Station -approx 1.2 miles

Verified Material Information:

Council: C

EPC Energy Efficiency Rating: TBC

Suppliers:

Electricity supply: Mains,

Water supply: Mains

water Sewerage:Mains

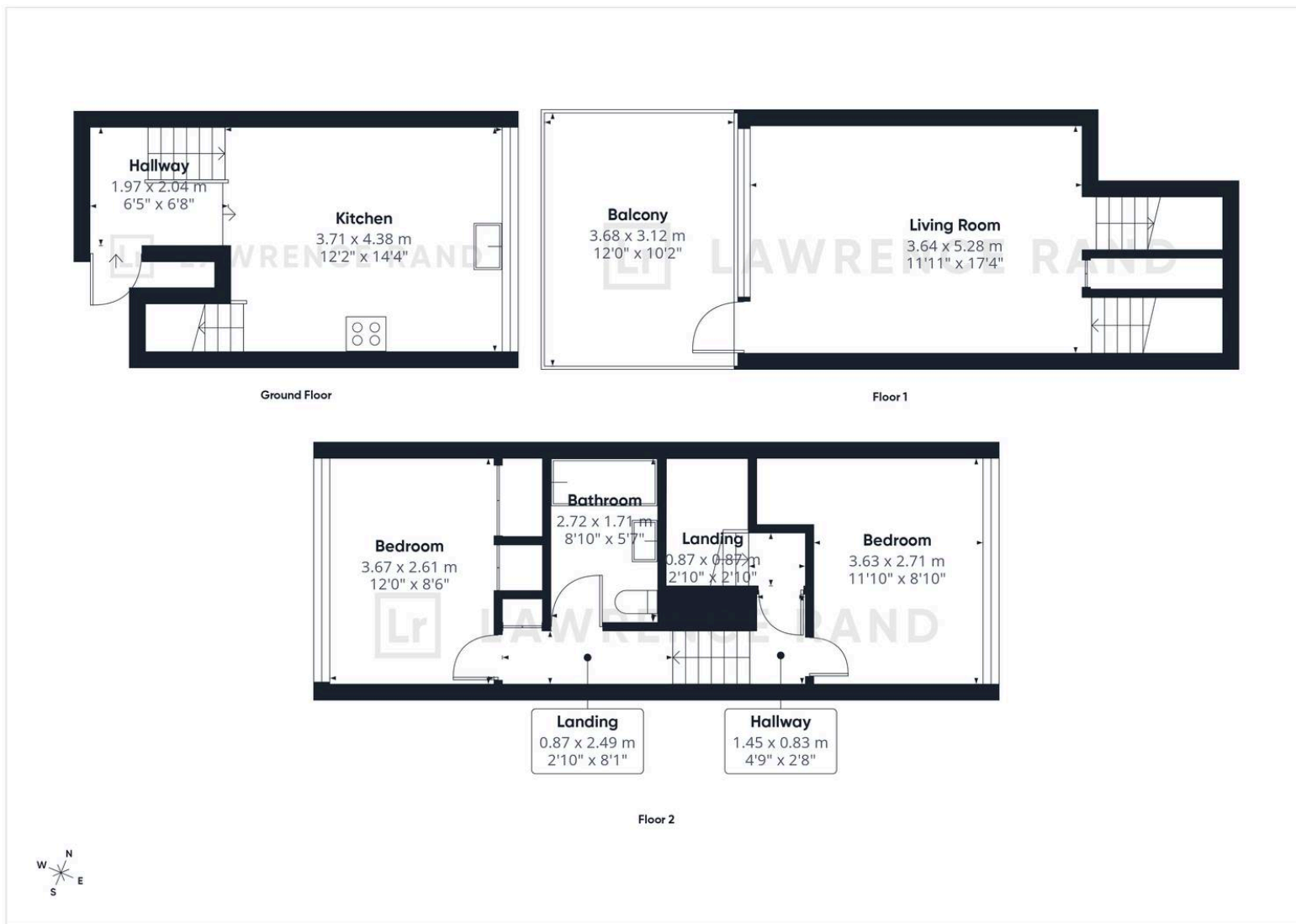
Heating: Gas central heating

Service Charge £675 per annum

Lease 172 years unexpired

Broadband & Mobile coverage

Broadband: FTTP (Fibre to the Premises) Mobile coverage:
O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE
- Excellent



Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

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