

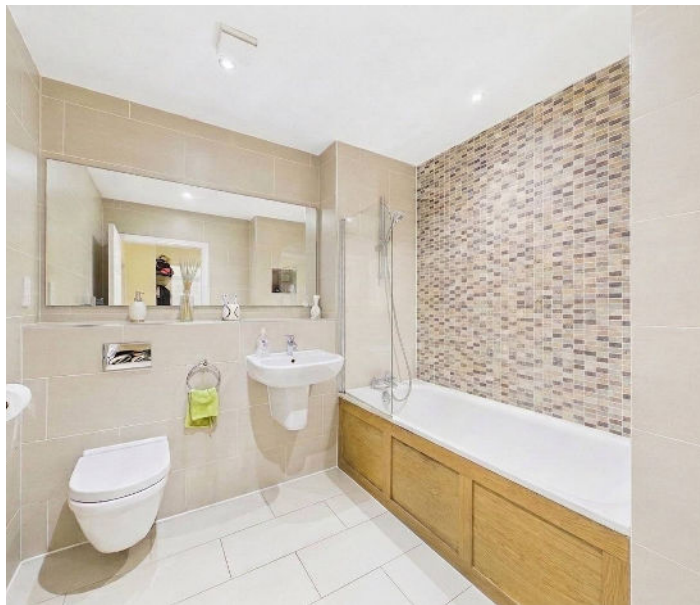


Highgrove House Lidgould Grove, Ruislip – HA4 8BP

Guide Price £522,500 | Leasehold



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Key Features & Description

- Two Double Bedrooms
- Ground Floor Apartment
- Large Separate Reception Room
- Family Bathroom
- Prestigious Development
- Close To Transport Links & Local Amenities

Located within the popular **Highgrove House development on Lidgould Grove**, this spacious and well-maintained two-bedroom apartment offers comfortable and practical living accommodation in a convenient Ruislip location.

The property boasts a bright and generously sized reception room, ideal for both relaxing and entertaining, with ample space for separate living and dining areas. A well-appointed fitted kitchen provides plenty of storage and worktop space, perfect for modern day living.

The apartment comprises two good-sized double bedrooms, including a particularly impressive principal bedroom featuring an attractive bay-style design that creates a bright and airy feel. The second bedroom is equally versatile, making it ideal as a guest room, children's bedroom, or home office. Further benefits include a family bathroom, spacious hallways, and useful built-in storage throughout. Ideally positioned close to local shops, restaurants, schools, and green open spaces, the property also enjoys excellent transport links with easy access to nearby Underground stations.

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Nearest Stations

Ruislip Manor Station – approx. 0.6 miles

Ruislip Station – approx. 0.9 miles

West Ruislip Station – approx. 1.5 miles

Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: C

Lease Years Remaining 120

Service Charge £3485 Per Year

Ground Rent £250 Per Year

Suppliers:

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

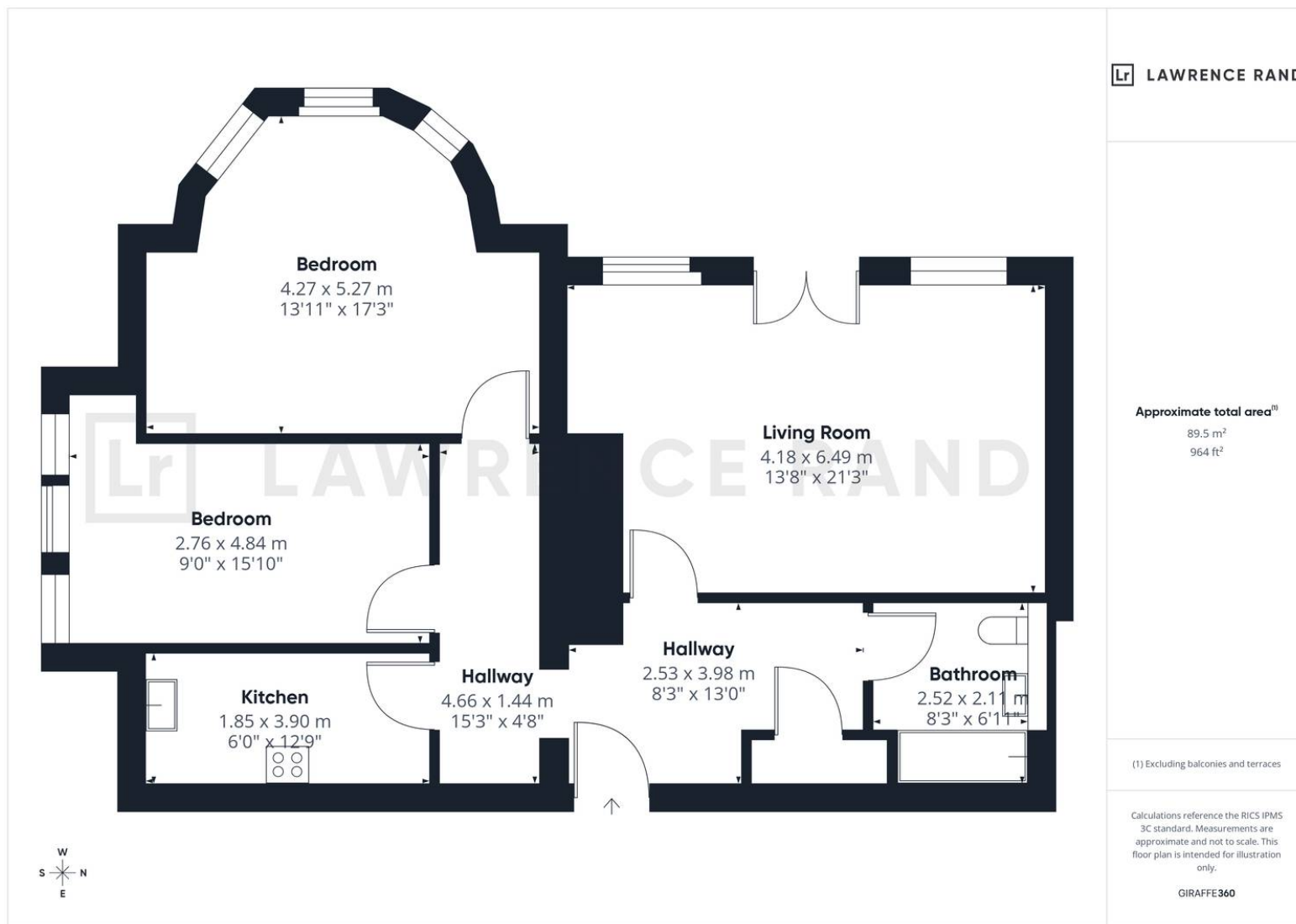
Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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





Lawrence Rand

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