

New Pond Parade
West End Road, HA4

Offers in excess of: £300,000

KEARNS
RESIDENTIAL







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West End Road, Ruislip, HA4
Offers in excess of: £300,000

- Newly Refurbished Two Bedroom Apartment
- Chain Free
- Immaculate Interiors
- Brand New Appliances
- Close to Amenities
- Walking Distance to Station
- Low Maintenance Costs
- Permit Parking Available

Kearns Residential are delighted to present this spacious and well-appointed two-bedroom apartment situated in New Pond Parade, Ruislip.

This attractive property offers an ideal opportunity for first-time buyers, investors, or those seeking a convenient and low-maintenance home in a highly desirable location.

Positioned directly above a parade of shops in Ruislip Gardens, the apartment benefits from an excellent selection of amenities quite literally on its doorstep. A variety of local cafes, convenience stores, and independent businesses can be found moments away, providing everything you need for day-to-day living.

Commuters will particularly appreciate the property's outstanding transport links. Ruislip Gardens Central line station is only a short walk from the front door, offering swift and reliable access into Central London and beyond. Several bus routes also serve the area, enhancing connectivity to neighbouring towns and transport hubs.

The property further benefits from private permit parking.

The property is being sold with no onward chain.

Internally, the property has been thoughtfully updated and finished to a high standard, creating a fresh and inviting atmosphere with clever, innovative storage solutions to maximise space and functionality. The kitchen is finished with quartz worktops and integrated appliances including; dishwasher, washing machine, induction hob/oven and fridge freezer. The result is a bright, contemporary home that feels both stylish and practical.

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Overall, this is a fantastic property in a well-connected and vibrant area, ready for immediate

Important Information

Local Authority: London Borough of Hillingdon
Council Tax: C
Lease Term: 103 years
Ground Rent: £10 annually
Service Charge: £750 annually





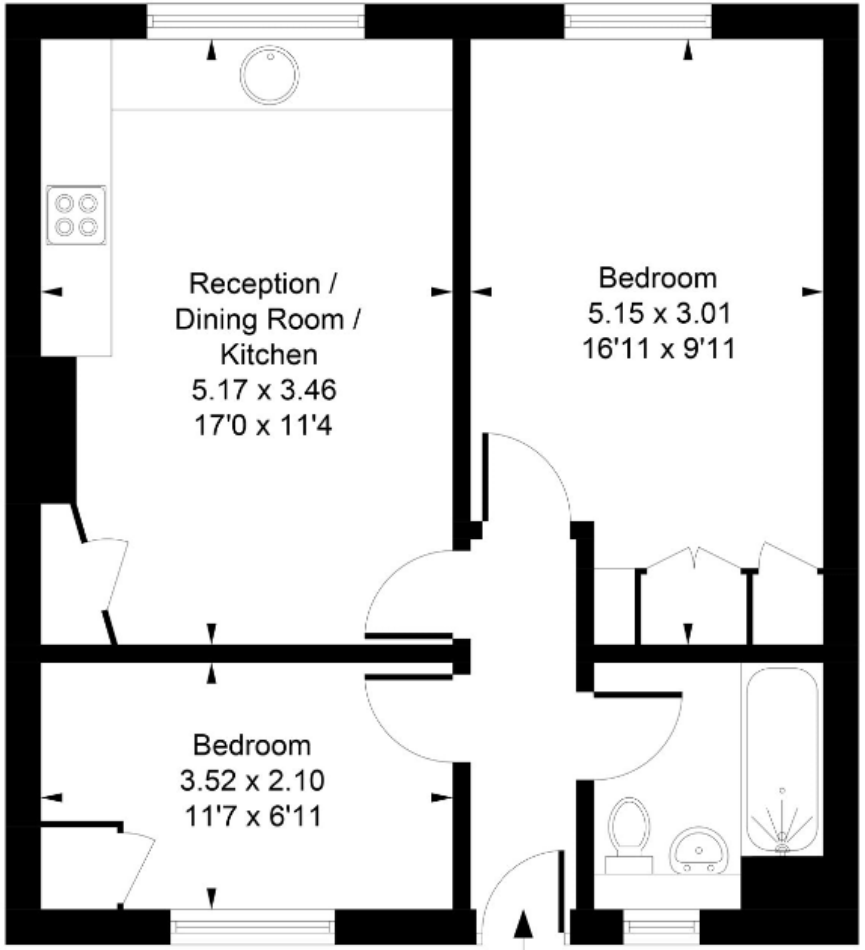


Disclaimer

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Floor Plan

Approximate Gross Internal Area
49.37 sq m / 531 sq ft



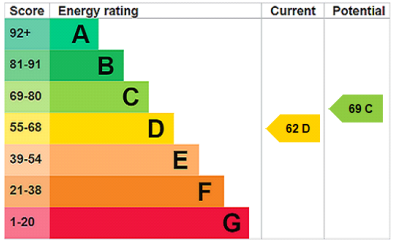
Second Floor

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.
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Area Map



Energy Performance Graph



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