



A LUXURY ONE BEDROOM, CONTEMPORARY APARTMENT WITH NO ONWARD CHAIN

Highgrove House, Lidgould Grove, Ruislip, HA4 8BP



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8BP

**NO ONWARD CHAIN • FIRST FLOOR • IN
EXCESS OF 700 SQ.FT • CONTEMPORARY
RECEPTION ROOM • MODERN KITCHEN • ONE
DOUBLE BEDROOM • LUXURY BATHROOM
• ATTRACTIVE COMMUNAL GROUNDS •
ALLOCATED PARKING • LONG LEASE •**

Description

An exceptional one double bedroom, luxury first floor apartment in excess of 700 square feet, forming part of this Grade II listed, characterful development overlooking attractive communal gardens. This property is available to the market with no onward chain.

The apartment comprises a welcoming entrance hallway, an open-plan reception room with a modern fitted kitchen featuring integrated appliances, one double bedroom benefiting from fitted wardrobes, and a luxury family bathroom. The apartment enjoys views of the attractive communal grounds and is flooded with plenty of natural light. Externally, as well as being able to enjoy the well-maintained gardens, there is allocated parking available.





Location

Situated off Eastcote Road, this property is within easy reach of Ruislip, Eastcote and Pinner high streets, all of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters there are excellent transport links nearby with the Metropolitan and Piccadilly line available at Eastcote and Ruislip stations. The area is well served by local primary and secondary schooling with the highly regarded Bishop Ramsey School close by, and there are plenty of children's play areas and recreational facilities in the area including Highgrove Woods and Eastcote House Gardens.

Additional Information

Guide Price: Price on Application

Tenure: Leasehold

Lease Length: 125years from March 2022

Service Charge: Approx. £1,960.00 PA

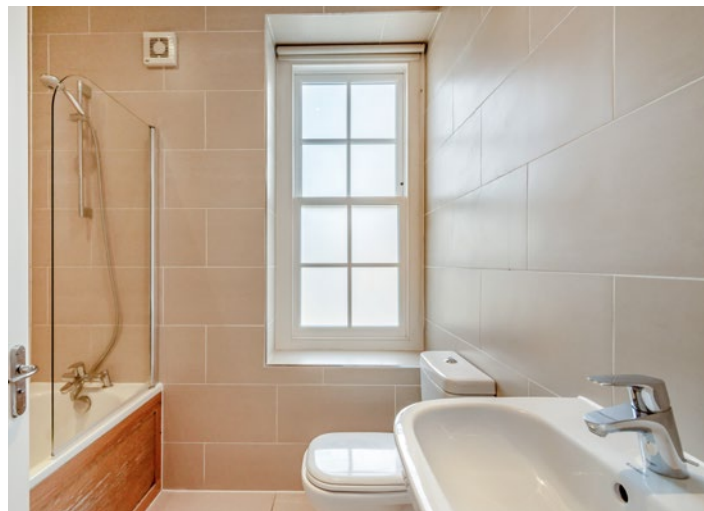
Ground Rent: Approx. £250.00 PA

Local Authority: London Borough of Hillingdon

Council Tax: Band D

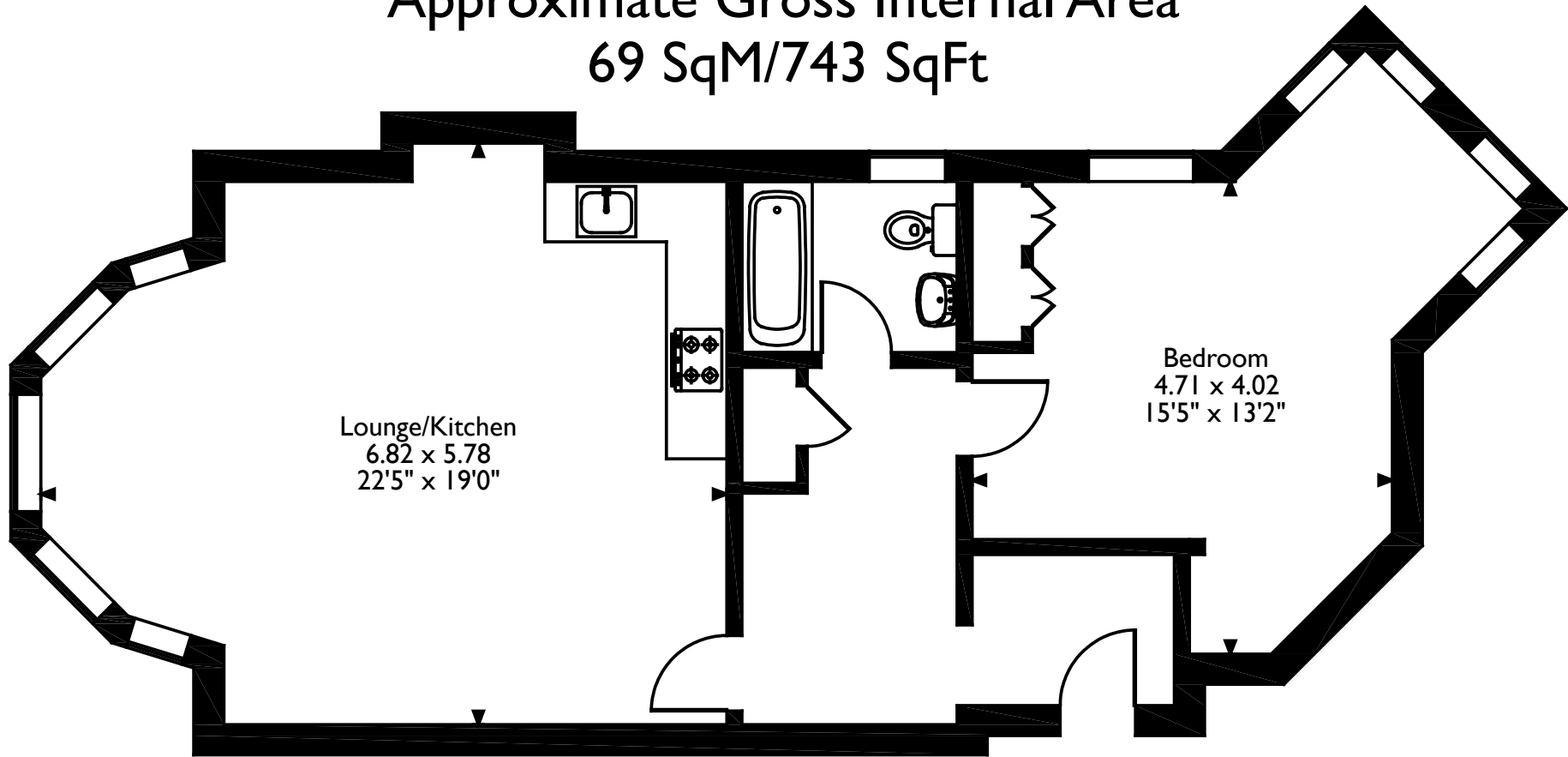
Energy Efficiency Rating: Band C

***All charges are subject to periodical review**



Lidgould Grove, Ruislip

Approximate Gross Internal Area 69 SqM/743 SqFt



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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