



LAWRENCE RAND

Pembroke Road, Ruislip
£275,000

Key Features:

- Two bedroom split level maisonette
- Large roof terrace
- New lease upon completion
- No chain

Two bedroom split-level maisonette with large roof terrace located very close to amenities with large roof terrace and new lease upon completion. (There is potential to split into three bedrooms). The property is situated above a restaurant.

The accommodation comprises of; own entrance leading to hallway, kitchen, reception. To the first floor is a landing area and two bedrooms and family bathroom.

There is a large South facing roof terrace.

Pembroke Road is located within minutes of Ruislip Manor with its shopping and transport facilities including Metropolitan and Piccadilly Line Stations which offer services into London in less than an hour. Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties.



Verified Material Information:

Energy Performance rating: F

Council tax band: C

Local Authority: London Borough of Hillingdon

Council tax annual charge: £1656.80 per annum

Length of lease: New lease upon completion

Service charge yearly: £1682.30pa (included Buildings Insurance, Ground rent LED flashing to walkway and management fee)

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

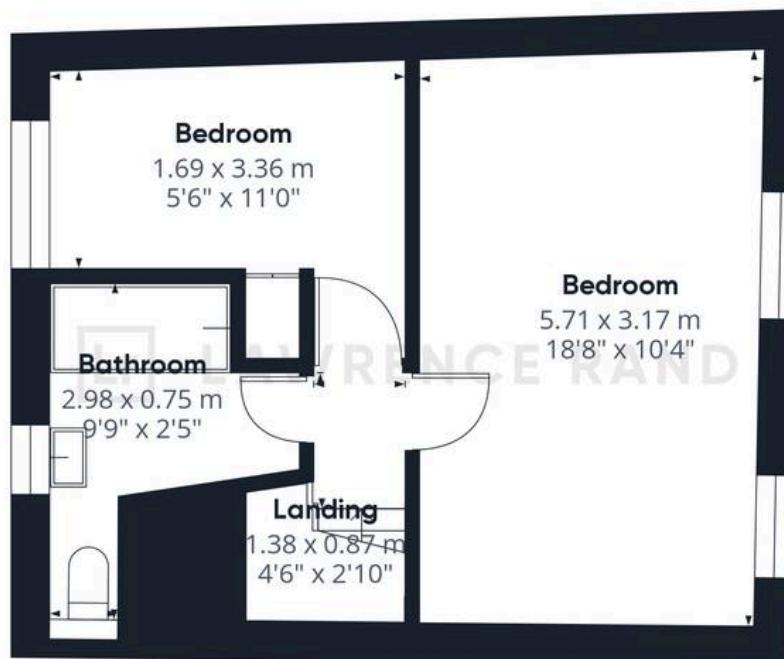
Disclaimer:

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.

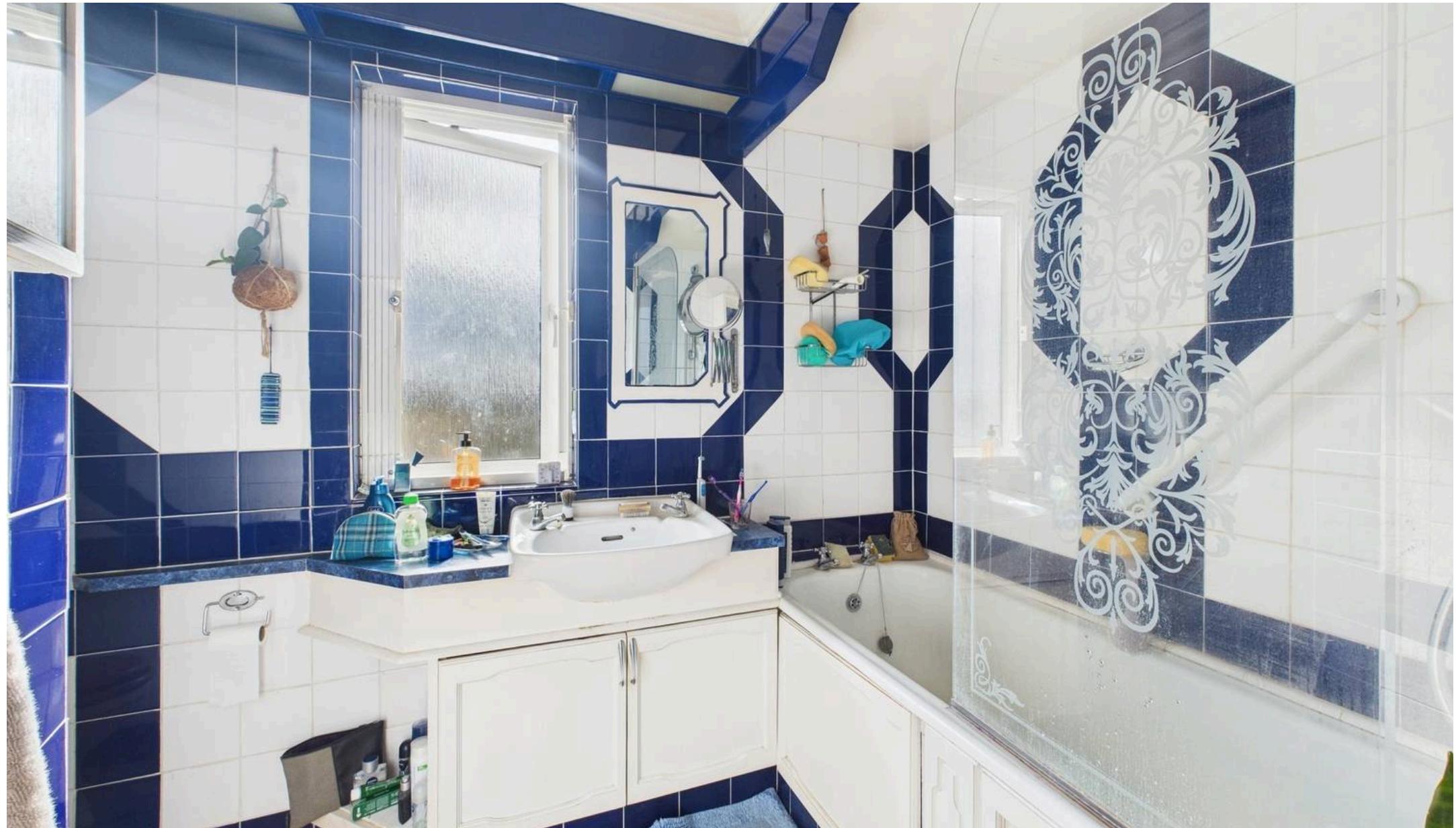




Ground Floor



Floor 1



Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/