



Carmichael Close, Ruislip, HA4 6LL

Offers Over **£220,000** | Leasehold



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Key Features & Description:

- 101 Years remaining on lease
- First floor
- Allocated parking
- Close to Ruislip Gardens Central line

Situated in a quiet residential cul-de-sac, this well-presented one-bedroom first-floor apartment with a Juliette balcony offers modern living close to the excellent amenities and transport links of Ruislip Gardens.

The property features an entrance hallway with a versatile storage cupboard, leading to all rooms. The spacious reception room opens onto a charming Juliette balcony, creating a bright and airy feel, and flows into a well-appointed fitted kitchen. The double bedroom benefits from fitted wardrobes, while the bathroom is neutrally finished. Externally, residents' parking is available.

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Nearest Stations:

Ruislip Gardens – 0.05 miles Central & upcoming Piccadilly/Metropolitan interchange nearby

South Ruislip – 0.5 miles: Served by Chiltern Railways trains and also on the London Underground Central line

Verified Information:

Council tax band: C, Local authority: London Borough of Hillingdon

Remaining years on the lease: 101

Ground rent: £140 per year, Service charge: £2000 per year

Energy Performance rating: D

Suppliers:

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

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

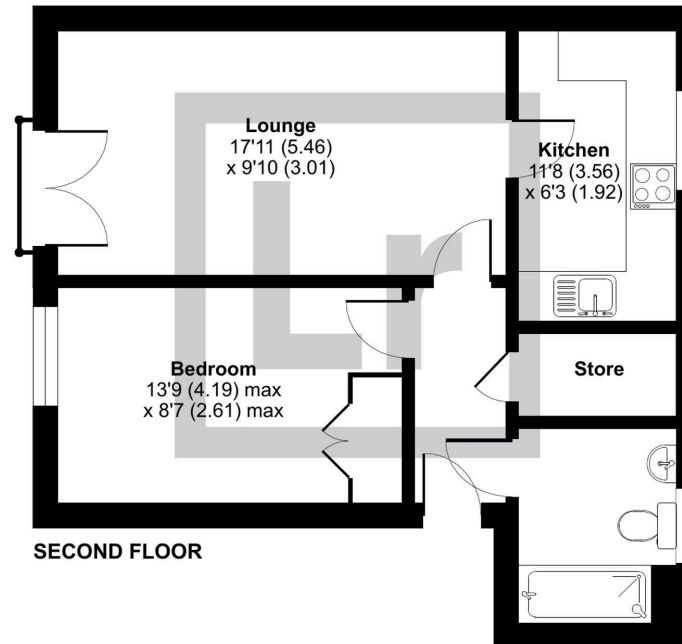
Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE – Excellent



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Approximate Area = 502 sq ft / 46.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1335259

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