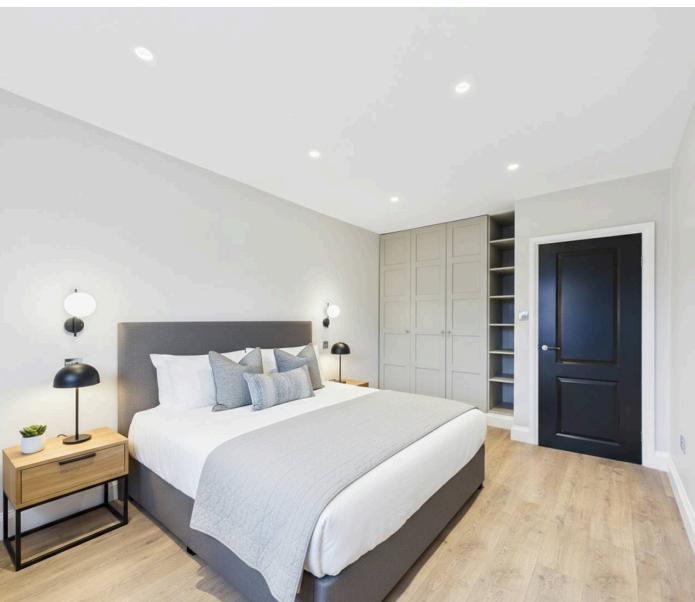
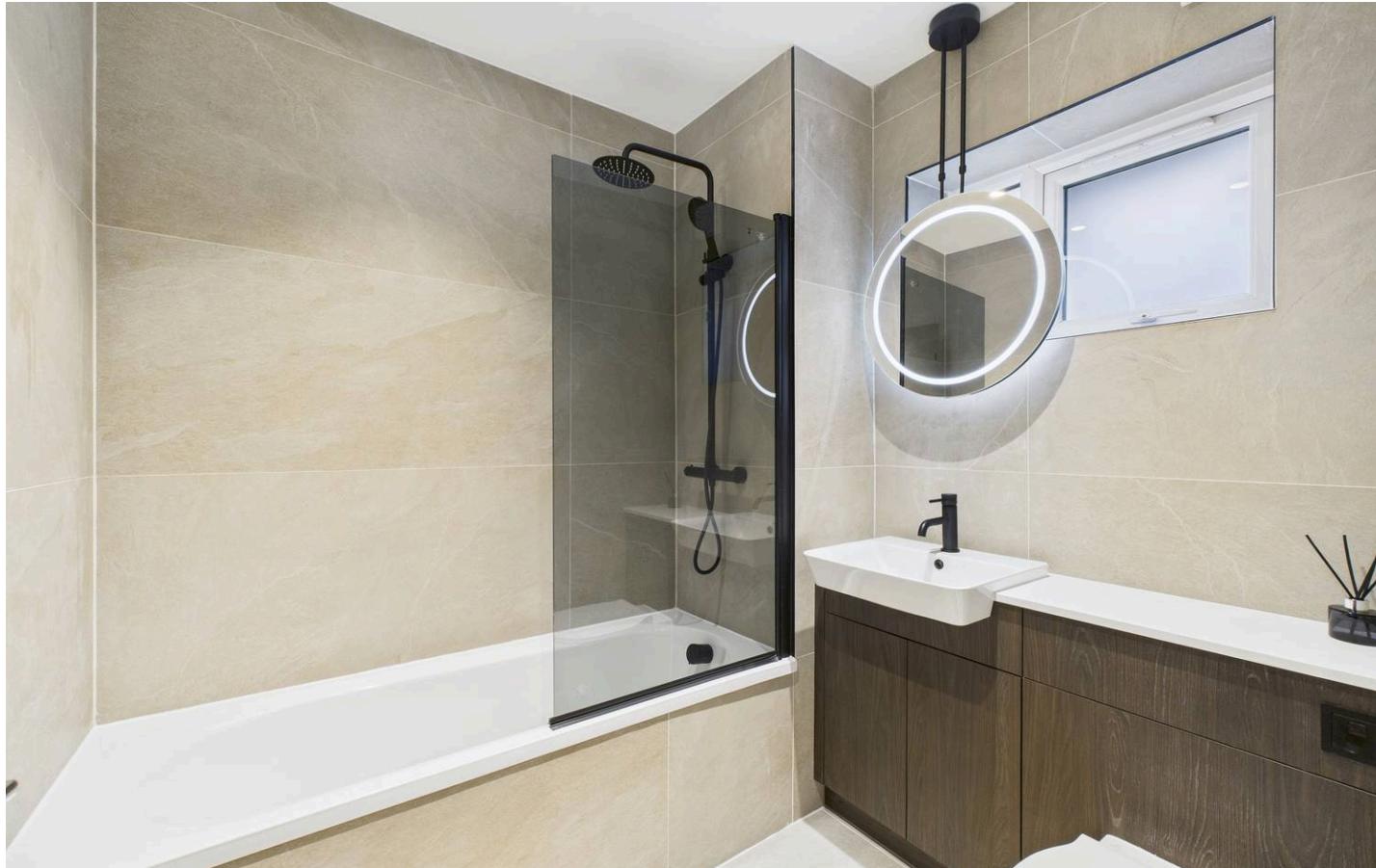




New Pond Parade West End Road, Ruislip, HA4 6LR  
£300,000 | Leasehold



LAWRENCE RAND



## Key Features & Description:

- Two bedroom flat
- Completely refurbished throughout
- Close to amenities and tube
- Kitchen with integrated appliances
- Modern open plan kitchen/lounge/diner
- Ideal investment opportunity
- Residents parking permit
- Luxury bathroom with heated back lit mirror
- Long lease

This beautifully newly refurbished two-bedroom flat offers stylish, modern living in an exceptionally convenient location, just moments from the station, local shops and everyday amenities. Set above shops, the property features a stunning open-plan kitchen, lounge and dining area, thoughtfully designed to create a versatile space ideal for cooking, entertaining and relaxing. The kitchen has a range of wall and base units and is finished with quartz worktops, an induction hob, and a range of integrated appliances, combining practicality with contemporary style. The principal bedroom is generously sized while the second bedroom offers flexibility for guests, home working or additional storage. The modern bathroom is finished to a high standard boasting a heated back lit mirror. Perfect for professionals or sharers seeking a turn-key home in a vibrant, well-connected location, this flat combines modern design with everyday convenience.

**Presented with care by Lawrence Rand - helping you find the place you'll love to call home.**

**Nearest Stations:**

Ruislip Gardens (Tube – Central & Piccadilly lines) – 0.2 miles

Ruislip (Tube – Metropolitan & Piccadilly lines) – 0.7 miles

South Ruislip (Rail & Tube – Central line / Chiltern Railways) – 0.7 miles

**Verified Material Information:**

Residents parking permit

Council Tax band: C, London Borough of Hillingdon

Tenure: Leasehold, 102 years, Service Charge £750pa, Ground Rent £10pa

EPC Energy Efficiency Rating: D

**Suppliers:**

Electricity supply: Mains,

Water supply: Mains water

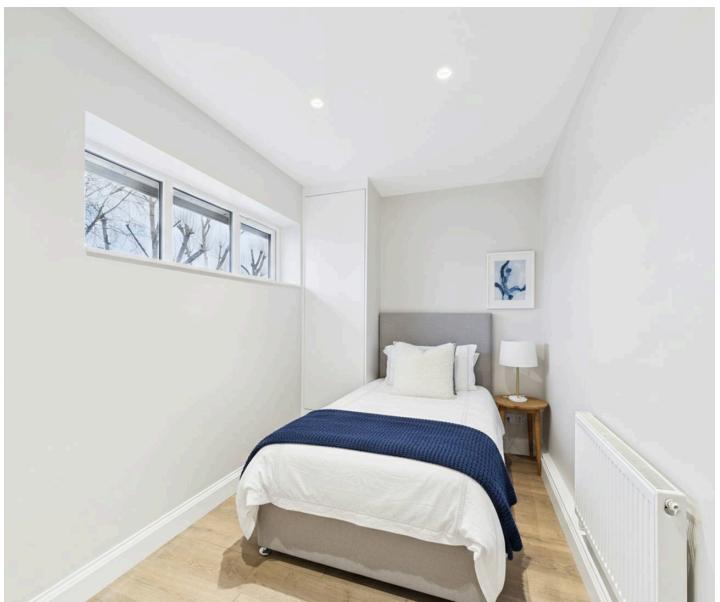
Sewerage: Mains

Heating: Gas Central

**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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