



## Kings Lodge, Pembroke Rd, Ruislip, HA4 8NJ

£830,000 Leasehold

- Split Level Penthouse Apartment
- Three Double Bedrooms
- Two Bathrooms
- 30ft Living Room with Own Terrace
- Large Fitted Kitchen/Diner
- Gym & Communal Roof Terrace
- Very Long Lease
- Garage & Gated Allocated Parking
- EPC Rating C



A Large Three Bedroom, Two Bathroom, Split Level Penthouse Apartment, convenient for Ruislip's transport, schools and shopping facilities. Lifts, Gym, Roof Terrace, Gated Parking. This spacious apartment benefits Three Double Bedrooms, Two Bathrooms, 30ft Living Room with private balcony, Fitted Kitchen/Diner, Cloakroom, Garage & Gated Allocated Parking. EER C. Very Long Lease.

## Communal Entrance

Large reception area with seating, entryphone, post boxes, tiled flooring, lifts.

## Entrance Hall

17' 2" x 7' 1" (5.23m x 2.16m) Window.

## Bedroom One

12' 5" x 11' 4" (3.78m x 3.45m) Radiator, two windows, archway to:

## Dressing Room

6' 6" x 6' 5" (1.98m x 1.96m) Dressing Room area with fitted wardrobes.

## Bedroom Two

14' 6" x 12' 11" (4.42m x 3.94m) Radiator, window, door to En Suite:

## En Suite Shower Room

6' 5" x 6' 0" (1.96m x 1.83m) Tiled walls and floor, shower cubicle, wc, pedestal wash hand basin.

## Tiled Bathroom

6' 11" x 6' 5" (2.11m x 1.96m) Bath with overhead shower, wash hand basin, wc, tiled walls and floor.

## Stairs to Upper Level

17' 2" x 7' 1" (5.23m x 2.16m) Large landing with doors to a shared balcony. Carpet, radiator.

## Reception Room

30' 4" x 15' 8" (9.25m x 4.78m) One wall with windows and doors to own private balcony.

## Kitchen/Diner

17' 1" x 11' 2" (5.21m x 3.40m) Fitted wall and base units with tiled splashbacks, sink and drainer, fitted ovens, electric hob, extractor, plumbed for washing machine, tiled flooring, windows, separate breakfast/dining area.

## Bedroom Three

12' 3" x 7' 3" (3.73m x 2.21m) Radiator, window.

## Cloakroom

7' 2" x 4' 8" (2.18m x 1.42m) WC, wash hand basin.

## Communal Roof Terrace & Gym.

Large Roof Terrace.  
Well equipped gym.

## Own Garage & Allocated Parking Space

Garage, plus gated allocated parking space.

## Very Long Lease

Lease in excess of 850 years.  
Ground Rent £150 per annum.  
Service Charges £785 pcm.

## Additional Information

Council Tax Band G, London Borough of Hillingdon.

Floor Area 1,614 ft<sup>2</sup> / 150 m<sup>2</sup>

Mobile Coverage EE and O2  
Broadband Basic 16 Mbps, Superfast 80 Mbps and Ultrafast 1000 Mbps  
Satellite / Fibre TV Availability BT and Sky

## DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

