



- ONE Bedroom Apartment
- Ruislip High Street
- No Chain
- Concierge
- Allocated Parking Space

- Gated Development
- Close to Ruislip Underground
- Double Glazing
- Gym
- EPC Rating C

An immaculately presented ONE bedroom apartment set on the third floor of this luxury development located on the corner of Ruislip High Street offered to the market with no onward chain.

The property is accessed via a video Entryphone system which leads into a communal entrance where the daytime concierge is located along with lift and stair access to all floors. The property itself briefly comprises; entrance hallway, lounge with Juliette balcony, separate modern fitted kitchen, double bedroom and a tiled modern bathroom with a overhead shower.

Kings Lodge is conveniently located just off Ruislip High Street and is within walking distance to its array of shops and restaurants, including; Waitrose and Browns brasserie & bar. Excellent transport links include Ruislip train station on the Metropolitan / Piccadilly line, West Ruislip station on the Central line and many bus routes as well as the A40 with its road links into London and the Home Counties.

This luxury development also offers the added benefit of a roof terrace for all residents along with a modern gymnasium. An allocated parking space accessed via the rear electric security gates.

Tenure: Leasehold 972 years remaining
Local Authority: Hillingdon
Council Tax Band: D
Ground Rent: £75 per anum, paid half yearly in April & October
Service Charge: £3,400 per anum, paid half yearly in April & October

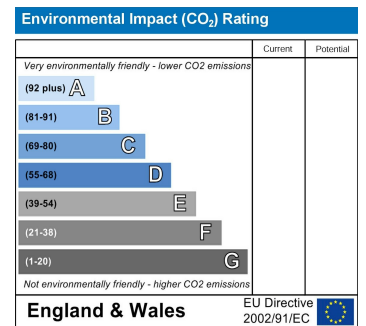
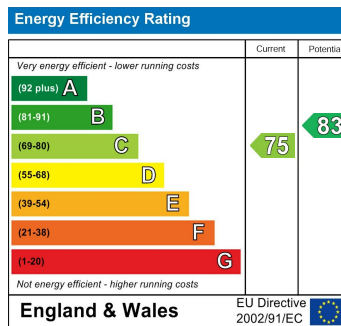
Broadband type: Up to: Ultrafast 1800 Mbps d/l 1000 Mbps u/l

Mobile Coverage (Indoor):
Provider VoiceData
EE- Good outdoor & in home
Three- Good in-home and outdoor
O2- Good outdoor & in home
Vodafone- Variable in-home, good outdoor

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not

constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>

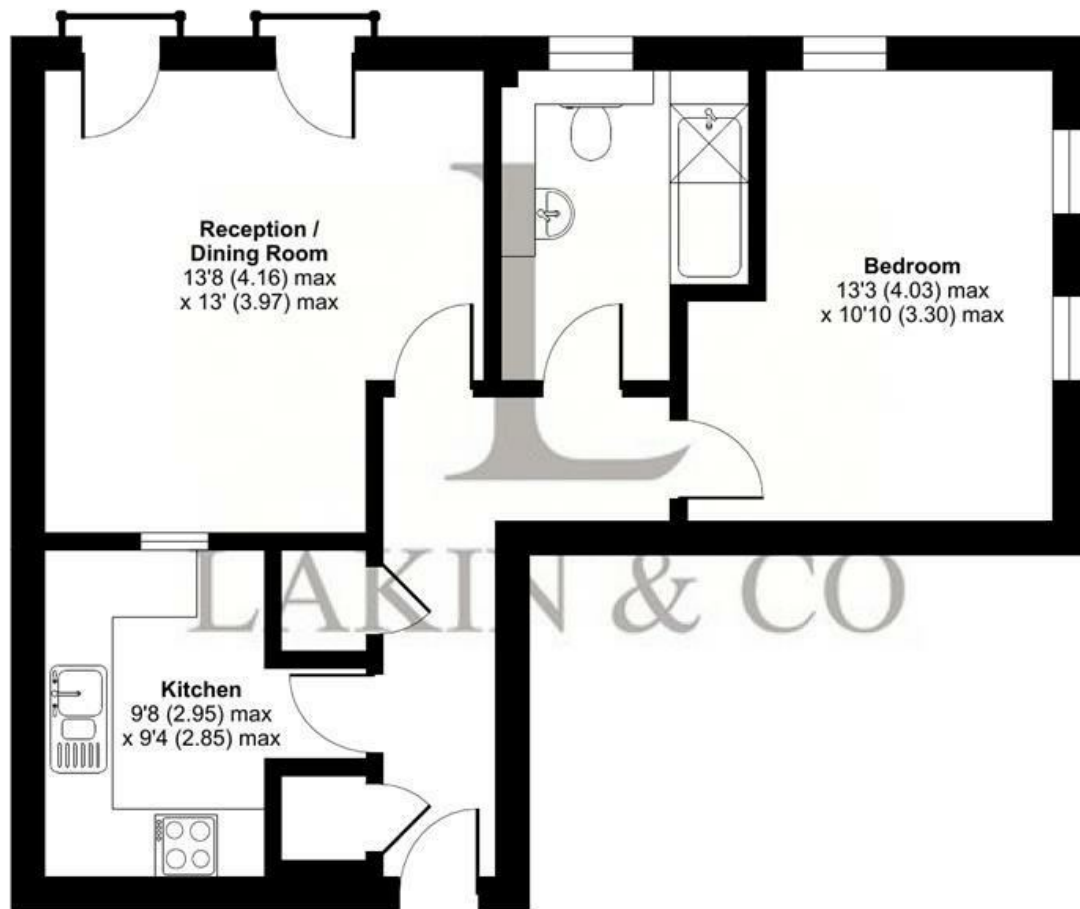




Kings Lodge, Pembroke Road, Ruislip, HA4

Approximate Area = 537 sq ft / 49.9 sq m

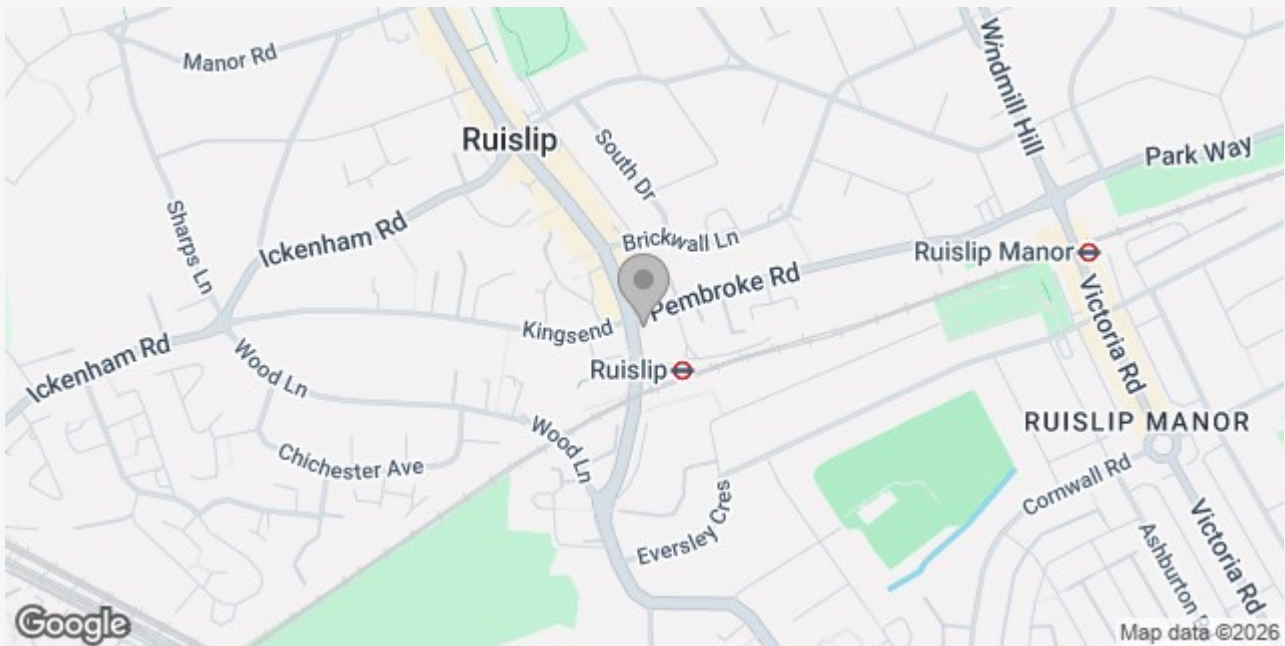
For identification only - Not to scale



THIRD FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF:1455381

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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