

# Austin

## Residential



**Pembroke Road, Ruislip, HA4 8NJ**

**PCM £1,950 PCM**

**EPC Rating Current 80 Potential 82**

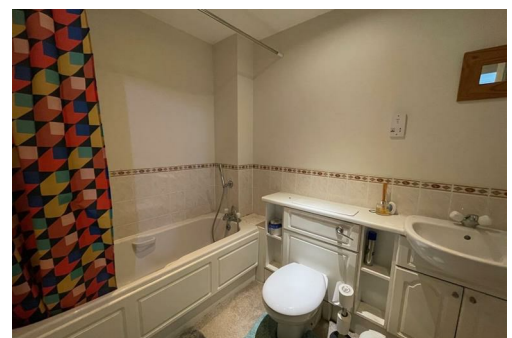
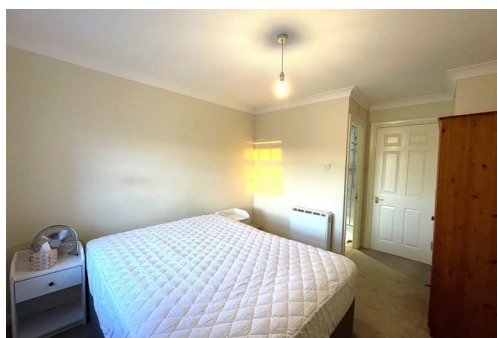
Austin Residential are pleased to offer to the market this two bedroom, two bathroom sixth floor apartment set in Kings Lodge, a desirable central Ruislip location.

The accommodation briefly comprises an entrance hall, sitting room, fitted kitchen, two bedrooms with en-suite shower room to the master and a further family bathroom.

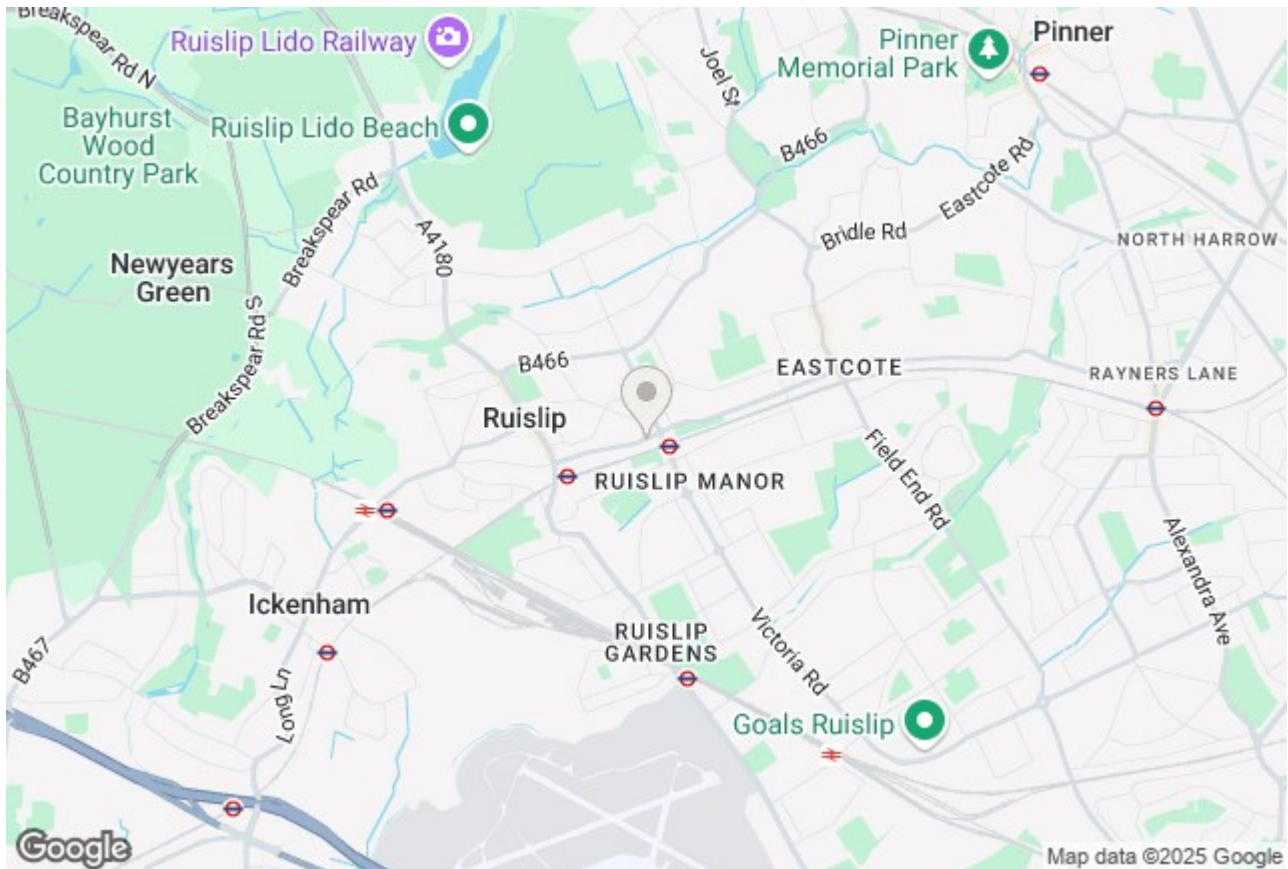
Located on Pembroke Road, this property enjoys splendid access to local amenities, all of them just a short walk away. Ruislip High Street, Ruislip and West Ruislip Train Stations offering access to the Metropolitan, Piccadilly and Central Lines as well as Overland Rail, all within a short distance making this one of the most conveniently positioned apartment buildings in the area.

These apartments have excellent amenities including a day concierge, residents gym, lifts, roof terrace, gated access to a private car park including access to an electric charging point, as well as accessible visitor parking. The property also enjoys excellent views towards Central London.

Available 12th August - Part- Furnished.







#### Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
3. The photographs show only certain parts of the property at the time they were taken. Any area, measurement or distances given are approximate only.
4. All statements contained in these particulars in relation to the property are made without responsibility on the part of Austin Residential nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to the property.
5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

**Austin**  
Residential

#### Viewing

Strictly by appointment with:  
75 High Street, Ruislip, Middlesex, HA4 8JB

Tel : 01895 613000

Fax: 01895 613018

Email: [ruislip@austinresidential.co.uk](mailto:ruislip@austinresidential.co.uk)