



**Whitby Road
Ruislip
Greater London
HA4**

Offers In Excess Of £270,000

bettermove

Whitby Road

Ruislip

Bettermove are proud to present this 2 bedroom maisonette in Ruislip, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is C.

This is a leasehold property with 84 years remaining on the lease; the ground rent and service charge, combined, is £41.00 per month.

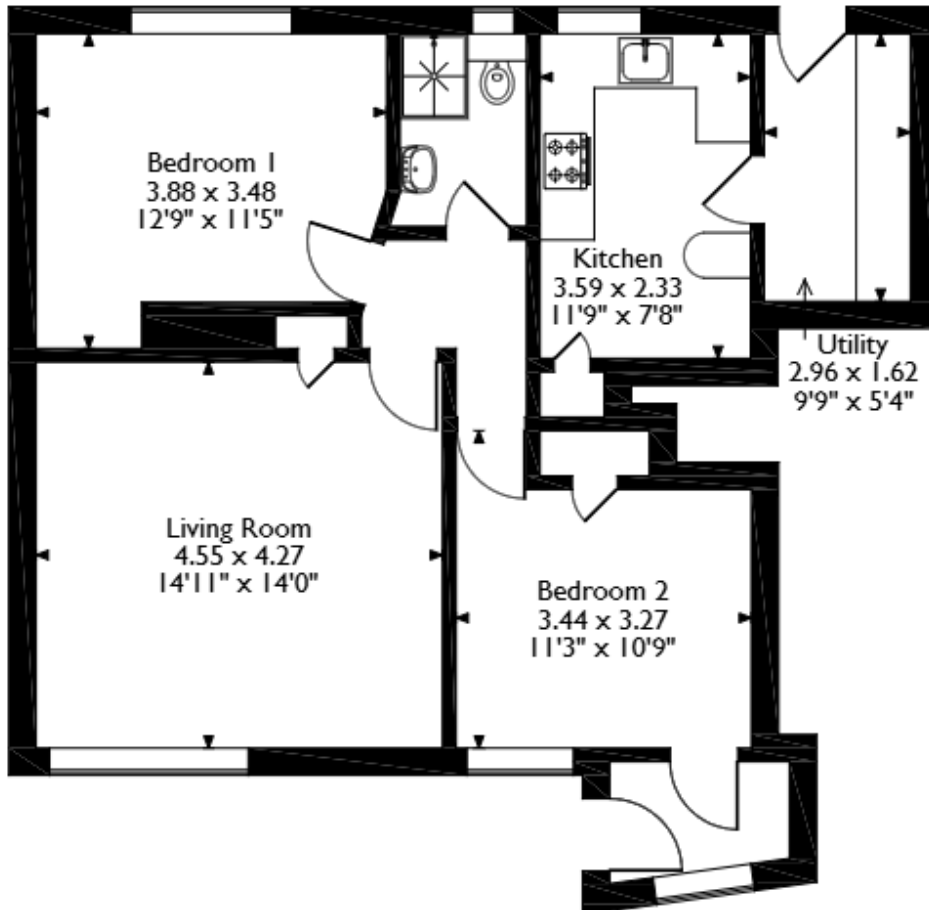
The interior of this well presented, ground floor property comprises a spacious living room, fitted kitchen, with attached utility room, two double bedrooms, and a shower room. The exterior boasts a private garden, perfect for enjoying the summer months.

Located in the popular suburb of Ruislip, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Eastcote Underground Station, giving links on the Metropolitan, and Piccadilly Lines, a variety of local bus routes, and quick access to the M4, M25, and M40.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Approximate Gross Internal Area
68 Sq M/732 Sq Ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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