

1 bed flat to buy in HA4

Breakspear Road, Ruislip, Middlesex, HA4 7ST

£240,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- ONE BEDDROOM TOP FLOOR FLAT 660SqFt
- GENEROUS SIZE LOUNGE WITH SEPARATE KITCHEN
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Owners Comments...

There are many reasons I have enjoyed my 8 years at 9 Rotary House. Firstly, the neighbours are all so lovely and we work well together as a little community. The flat is set by hundreds of acres of woods and I often use the Lido for walks and meeting friends for coffee, I have found that I have all the amenities I need at my fingertips. The bus stop located outside takes me a few minutes to get into Ruislip or to use the tube to get into London, and the flat sits close to a really welcoming local pub called The Woodman. A 5 minute stroll away are some local shops and a pharmacy. The flat itself is extremely spacious and so I have been able to have the space to enjoy having friends and family over, and never felt there hasn't been enough room. I will be sad to say goodbye to Rotary House, as it holds so many dear memories, but equally, I know it will be the perfect surroundings for somebody else to also create some wonderful memories of their own.

James The Agents Comments...

What really stands out with this flat is its size, boasting 660Sqf, an enormous lounge with a feature fireplace and a delightful window box. The kitchen is separate and spacious, a double bedroom with built-in wardrobes, a bathroom and an entrance hallway running the length of the flat. Its modern and would appeal to young professionals, especially given its location with Arens Restaurant and The Woodman pub on your doorstep and Ruislip High Street not far away. There is also an allocated parking space which comes with the flat and bus stop right outside your door for added convenience.

Area Comments...

Located in the highly desirable North Ruislip area, Rotary House is an ideal home for professionals seeking a modern, low-maintenance lifestyle with excellent local amenities and transport links.

Dining & Social Life:

Just around the corner, you'll find the renowned Aren's restaurant, offering a fantastic dining experience, while The Woodman pub provides a welcoming atmosphere for socialising or unwinding after work. Ruislip High Street is also nearby, with a range of cafés, shops, and bars to explore or travel into Uxbridge for even more choices.

Transport Links:

Commuting is effortless, with West Ruislip station offering Central Line and Overground services and Ruislip station providing Metropolitan and Piccadilly lines. A bus route directly outside takes you into Uxbridge Town Centre. For drivers, the A40/M40 ensures quick access to central London and beyond.

Leisure & Lifestyle:

Professionals will love the balance of tranquillity and activity that North Ruislip offers. The scenic Ruislip Woods and Lido are just a short walk away, ideal for weekend relaxation or fitness enthusiasts.

Rotary House offers the perfect blend of style, convenience, and community in one of Ruislip's most sought-after locations, making it a smart choice for busy professionals.

Community

The Ruislip area boasts a welcoming and vibrant community, with a variety of local clubs, sports facilities, and events throughout the year. Rotary House offers the perfect blend of style, convenience, and community in one of Ruislip's most sought-after locations, making it a smart choice for busy professionals.

The lease will be extended to 199 years on completion

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 84

Annual Ground Rent Amount: £40.00

Annual Service Charge Amount: £1,296.00

Price: Starting Bid £240,000

Property Type: Flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

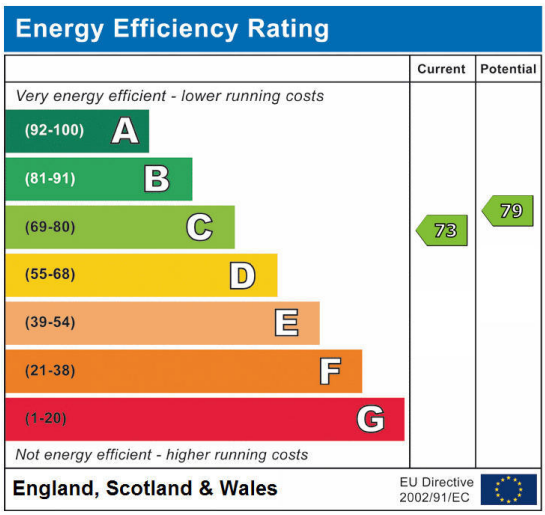
ROTARY HOUSE, BREAKSPEAR ROAD
RUISLIP HA4



TOP FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 660.90 SQ. FT / 61.40 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".



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Contact your local branch today for more information on this property:

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