



Greenfields



DSR Ashburns Accountants

01895 6...

Chef

Jive's BAR

Victoria Road, Ruislip Manor

HA4

Guide Price £360,000

# Victoria Road

## Ruislip Manor

Spacious four-bed, two-bath flat above shops on Victoria Road. Modern open plan living, stylish kitchen, ample natural light, quality finishes, central location, ideal for families or professionals.

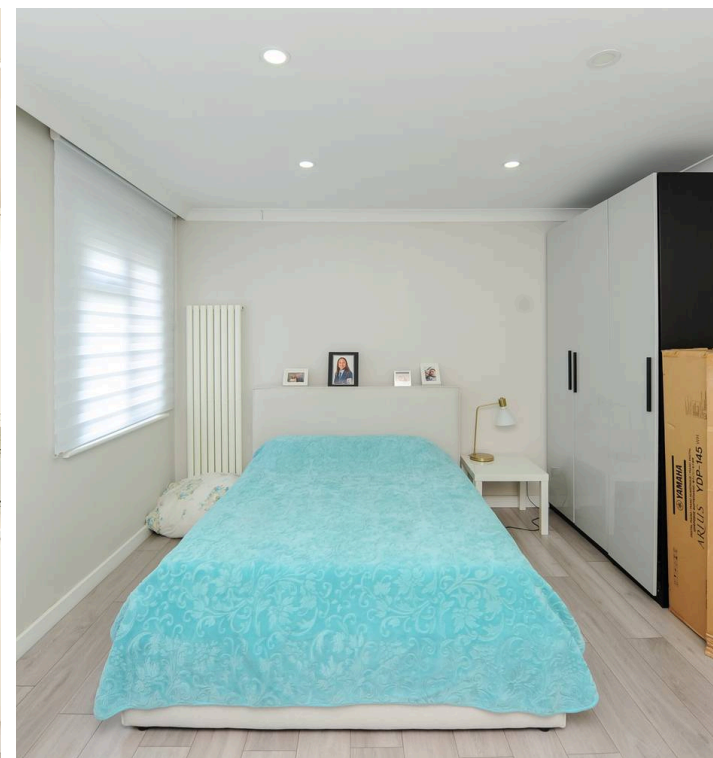
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 4 Bedroom flat above shops with front access
- Modern kitchen with integrated appliances
- Open plan living area
- Ample natural light throughout
- Two contemporary bathrooms
- Skylight and Velux windows
- Modern laminate and wooden flooring
- Central location with commercial frontage and rental potential



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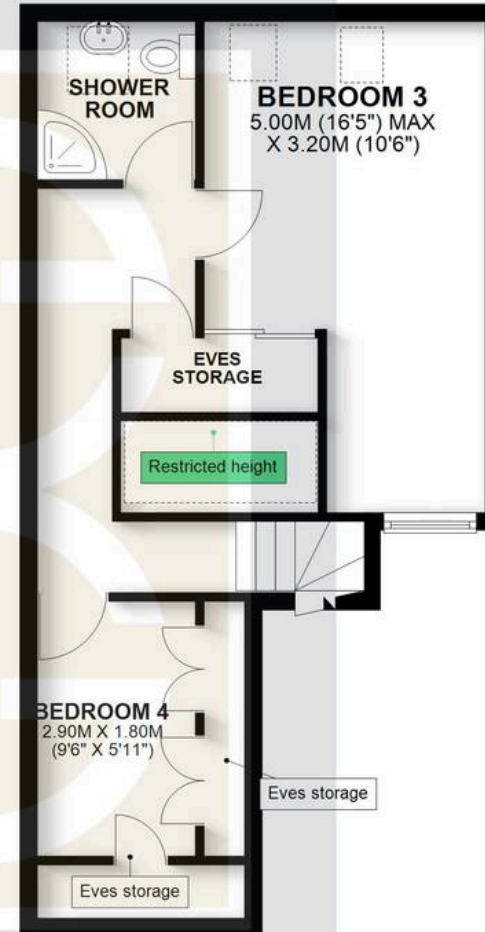
## FIRST FLOOR

APPROX. 70.3 SQ. METRES (756.7 SQ. FEET)



## SECOND FLOOR

APPROX. 31.0 SQ. METRES (333.4 SQ. FEET)  
(EXCLUDING EVES STORAGE, UNNAMED ROOM, (CUPBOARD), (CUPBOARD))



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TOTAL AREA: APPROX. 101.3 SQ. METRES (1090.1 SQ. FEET)



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115 Victoria Road, Ruislip - HA4 9BN

01895 628560 • [info@greenfieldsproperty.co.uk](mailto:info@greenfieldsproperty.co.uk) • [www.greenfieldsproperty.co.uk](http://www.greenfieldsproperty.co.uk)

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