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HILLINGDON FIRST & COOPERS RESIDENTIAL PRESENT

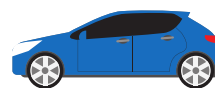
VICTORIA PLACE

KIPLING HOUSE & BURNETT COURT
VICTORIA ROAD, SOUTH RUISLIP

SUMMER 2020

coopers
est 1986





Next to the newly renovated South Ruislip library, Coopers & Hillingdon first are proud to bring to the market this brand new development of 31 newly built apartments. The development is made up of 2 separate buildings aptly named Kipling House & Burnett Court after novelists Rudyard Kipling & Frances Hodgson Burnett as a tribute to the long standing library next door. The apartments back onto neighbouring Queensmead schools sports fields giving fantastic views out of the huge windows. The properties boast a location so convenient it would be difficult to rival. You'll find Sainsburys directly opposite and South Ruislip station just a few minutes walk away giving you immediate access to the central and chiltern lines. You have multiple retail parks all just a short walk away; The Old Dairy site hosts Cineworld, the gym, Nandos and Asda where as a few minutes in the other direction you'll find everything for the home, Lidl, Bensons for beds, argos, homebase, curry's & TK Maxx. There are a number of Ofsted rated Outstanding schools locally along with local parks and sports facilities. Ruislip high street is a brief 5 minute drive away as is the a40 to take you directly into Central London.

0.2 Miles
South Ruislip
Station

0.3 Miles
The Old Dairy
site

0.3 Miles
Queensmead
sports centre /
Goals

0.4 Miles
Victoria retail
park

1.5 Miles
Ruislip Manor

0.9 Miles
A40

2.2 Miles
Ruislip high
street

5.2 Miles
Uxbridge

8.2 Miles
Heathrow
airport

9.8 Miles
Westfield
London

10.2 Miles
M25

13 Minutes
Gerrards
Cross

22 Minutes
Marylebone

22 Minutes
Shepherds
Bush

33 Minutes
Oxford
Circus

44 Minutes
Liverpool
Street





Victoria Place...

THE ABSOLUTE HEIGHT OF BOTH LUXURY & CONVENIENCE..

All 31 of the properties within Victoria Place have been designed and finished to a very high standard and specification. There is a variety of 1, 2 and 3 bedroom apartments with the vast majority of those properties all boasting balconies other than the 3 bedrooms on the top floor which both showcase their own roof terrace. The properties vary from 540 square feet right through to 1,027 square feet. The kitchens are fully fitted with Zanussi appliances and elegant flush fitted cupboard units and sunken sinks.

To complete the flooring choices of wood laminate in the living areas and kitchen, carpet in the bedrooms and tile in the bathrooms each property is the height of luxury with under floor heating.

There are 3 apartments in 1 of the blocks on the ground floor specifically designed to cater for disabilities along with a brand new lift in each block.

All 31 apartments are available to purchase alongside the help to buy scheme if desired, please contact Coopers to arrange your viewing and discuss your move.

KIPLING HOUSE**SQ. FT PRICE**

Flat 1 - Ground	1 Bed / 1 Bath	540	£330,000
Flat 2 - Ground	2 Bed / 2 Bath	867	£395,000
Flat 3 - Ground	2 Bed / 2 Bath	925	£400,000
Flat 4 - First	1 Bed / 1 Bath	551	£325,000
Flat 5 - First	1 Bed / 1 Bath	638	£325,000
Flat 6 - First	1 Bed / 1 Bath	540	£330,000
Flat 7 - First	2 Bed / 2 Bath	867	£390,000
Flat 8 - First	2 Bed / 2 Bath	927	£400,000
Flat 9 - Second	1 Bed / 1 Bath	551	£325,000
Flat 10 - Second	1 Bed / 1 Bath	638	£325,000
Flat 11 - Second	1 Bed / 1 Bath	540	£332,500
Flat 12 - Second	2 Bed / 2 Bath	867	£395,000
Flat 13 - Second	2 Bed / 2 Bath	927	£400,000
Flat 14 - Third	3 Bed / 2 Bath	1,015	£435,000
Flat 15 - Third	3 Bed / 2 Bath	1,027	£430,000

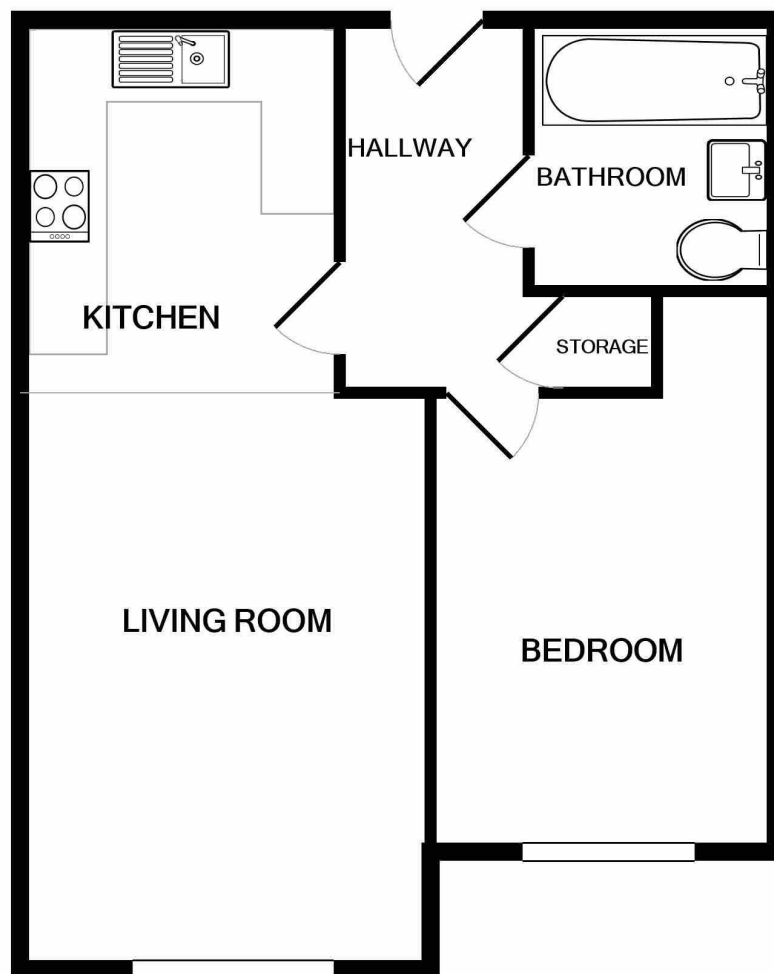


BURNETT COURT

		SQ. FT	PRICE
Flat 1 - Ground	2 Bed / 2 Bath	806	£390,000
Flat 2 - Ground	2 Bed / 2 Bath	806	£390,000
Flat 3 - Ground	1 Bed / 1 Bath	600	£335,000
Flat 4 - Ground	1 Bed / 1 Bath	575	£332,500
Flat 5 - First	2 Bed / 2 Bath	707	£385,000
Flat 6 - First	1 Bed / 1 Bath	551	£330,000
Flat 7 - First	1 Bed / 1 Bath	551	£330,000
Flat 8 - First	2 Bed / 2 Bath	806	£395,000
Flat 9 - First	2 Bed / 2 Bath	806	£395,000
Flat 10 - First	1 Bed / 1 Bath	600	£335,000
Flat 11 - Second	2 Bed / 2 Bath	707	£385,000
Flat 12 - Second	1 Bed / 1 Bath	551	£335,000
Flat 13 - Second	1 Bed / 1 Bath	551	£335,000
Flat 14 - Second	2 Bed / 2 Bath	806	£390,000
Flat 15 - Second	2 Bed / 2 Bath	806	£390,000
Flat 16 - Second	1 Bed / 1 Bath	600	£335,000



KIPLING HOUSE FLAT 1

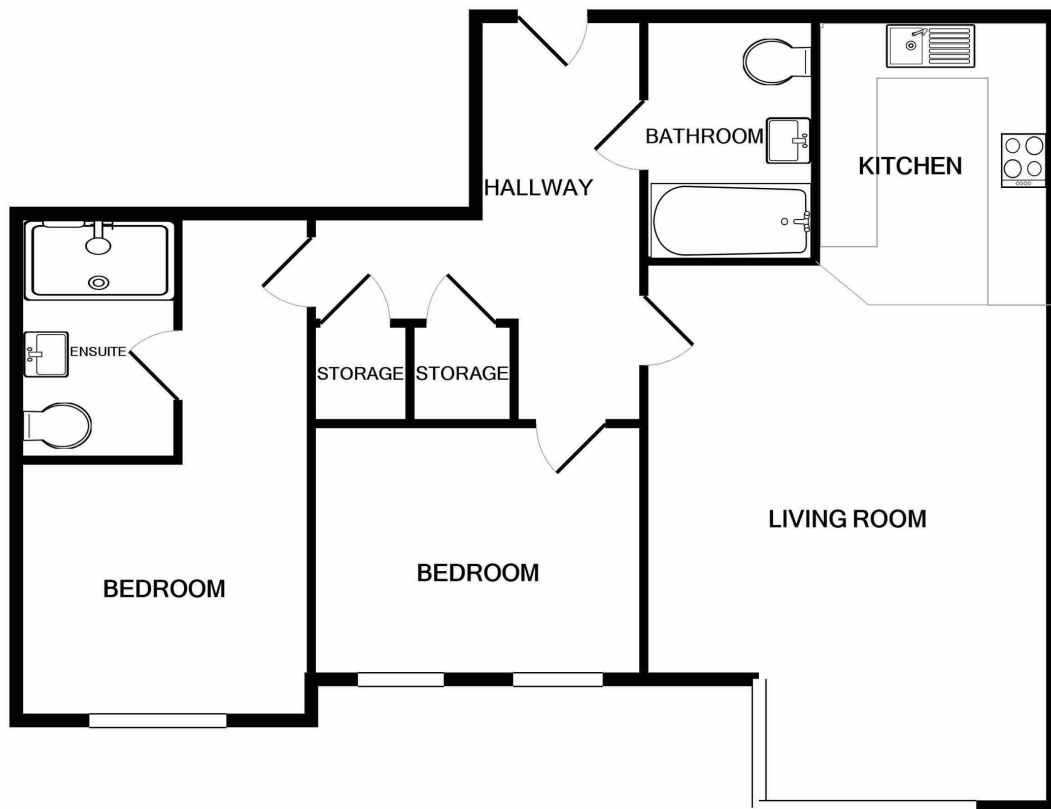


TOTAL APPROX. FLOOR AREA 540 SQ.FT. (50.2 SQ.M.)

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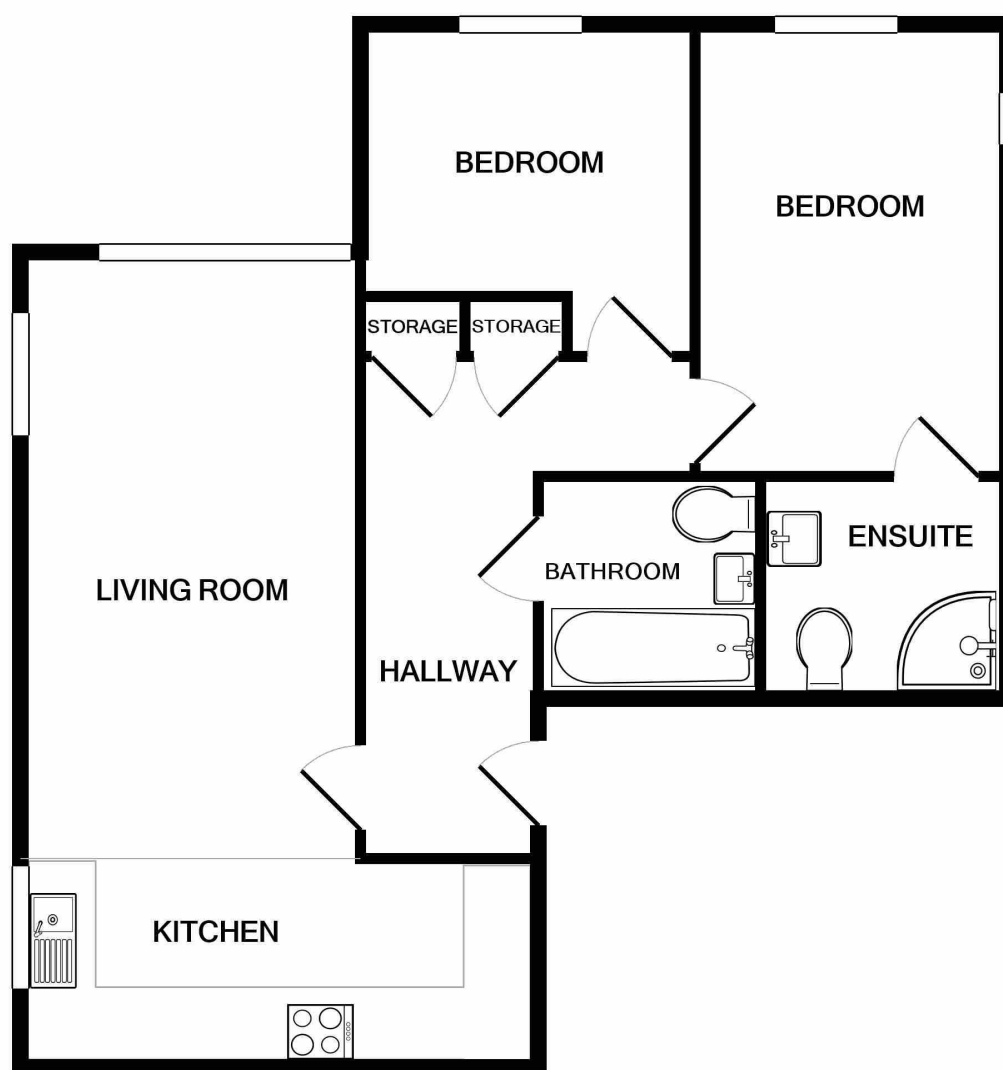
KIPLING HOUSE FLAT 2



TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.5 SQ.M.)

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KIPLING HOUSE FLAT 3

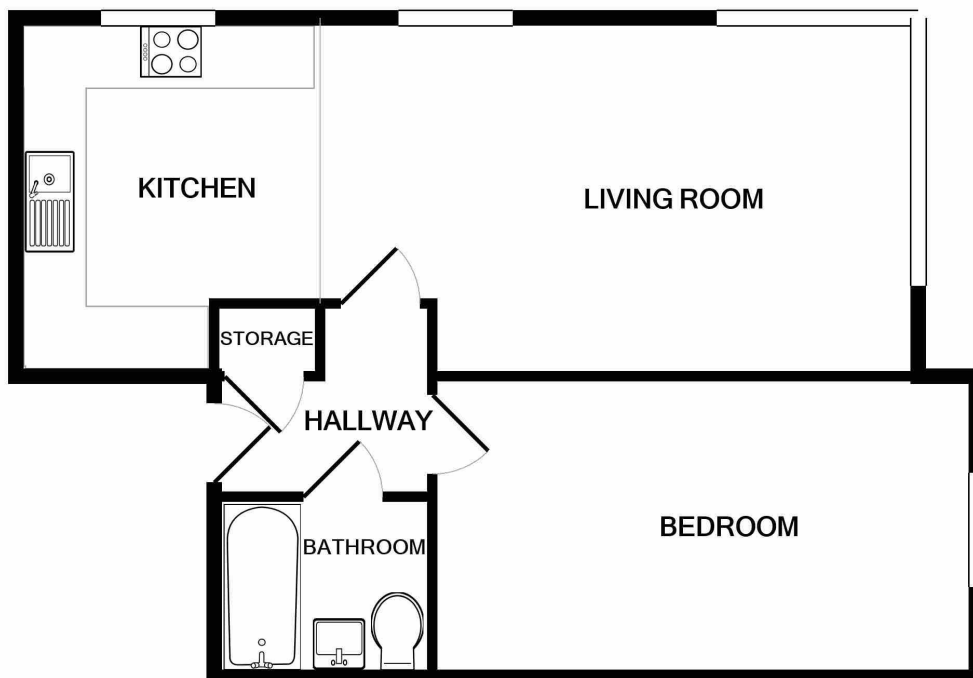


TOTAL APPROX. FLOOR AREA 925 SQ.FT. (85.9 SQ.M.)

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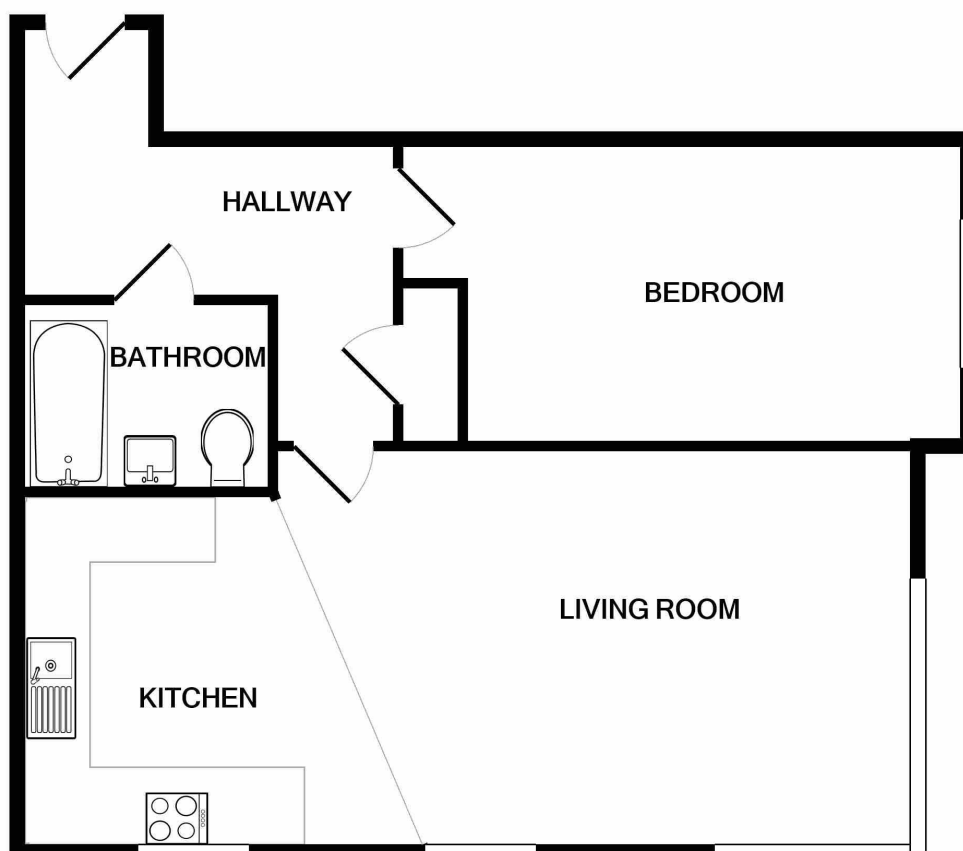
KIPLING HOUSE FLAT 4



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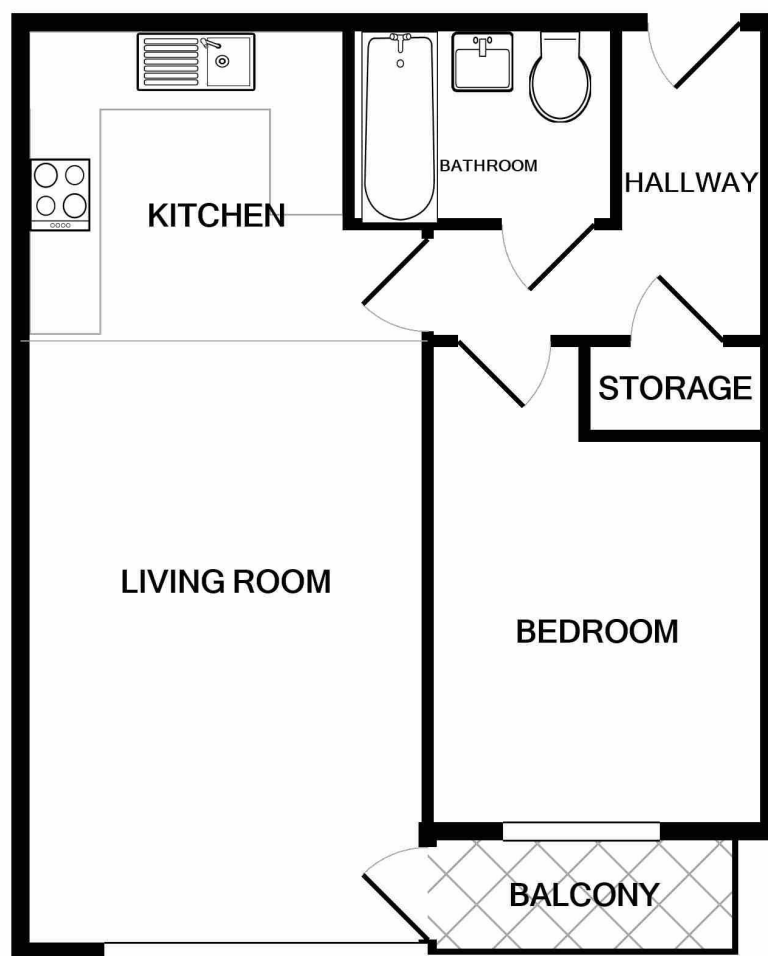
KIPLING HOUSE FLAT 5



TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 SQ.M.)

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KIPLING HOUSE FLAT 6

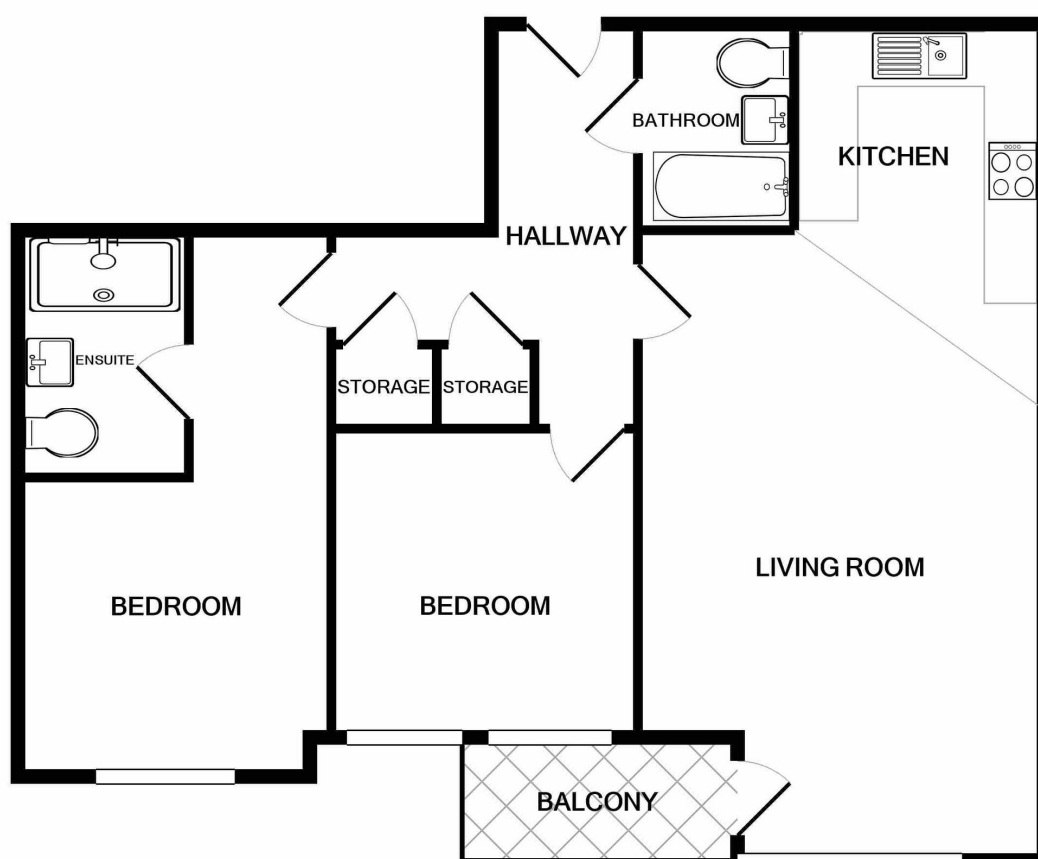


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KIPLING HOUSE FLAT 7

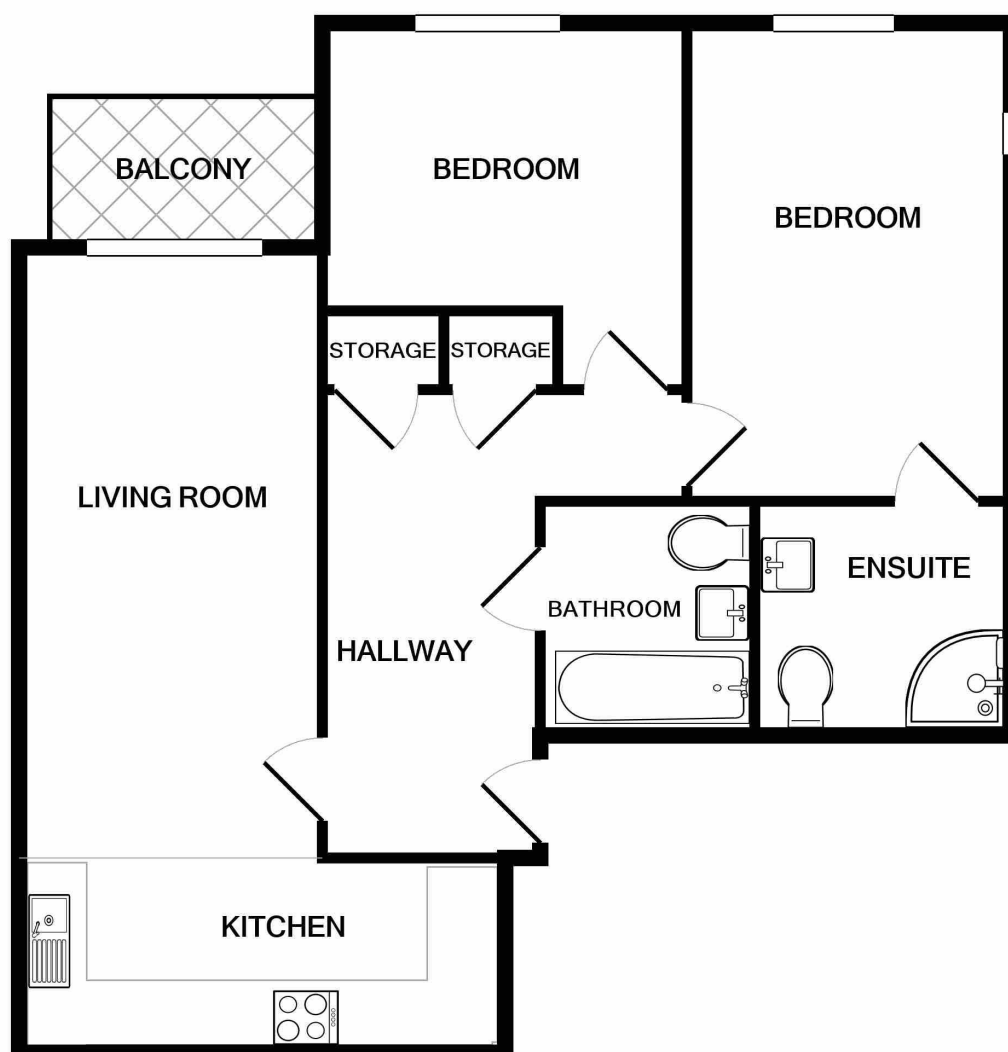


TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.5 SQ.M.)

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KIPLING HOUSE FLAT 8

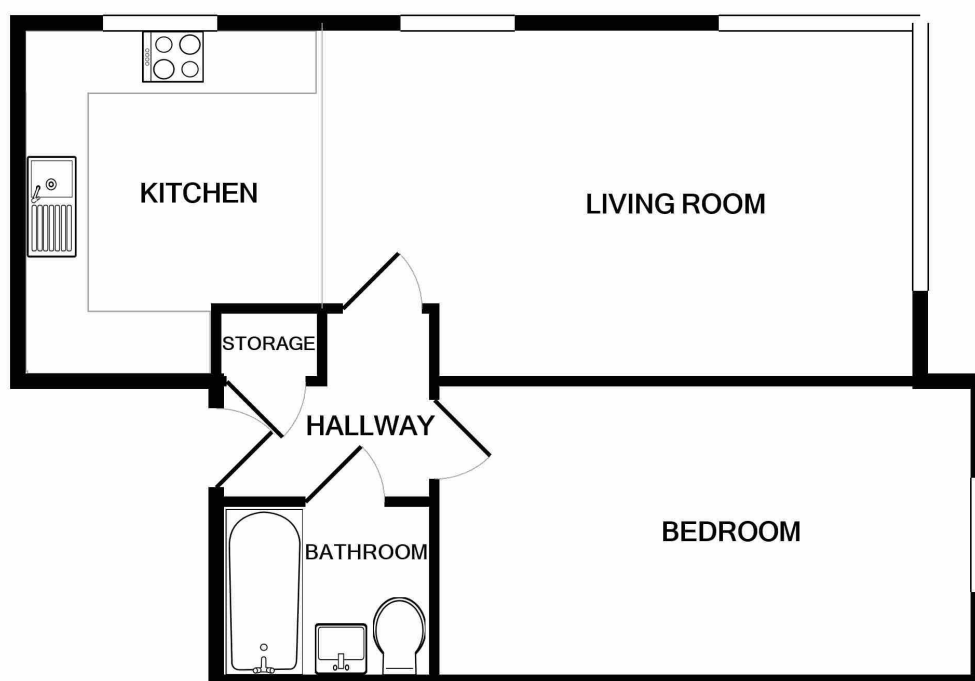


TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 SQ.M.)

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KIPLING HOUSE FLAT 9

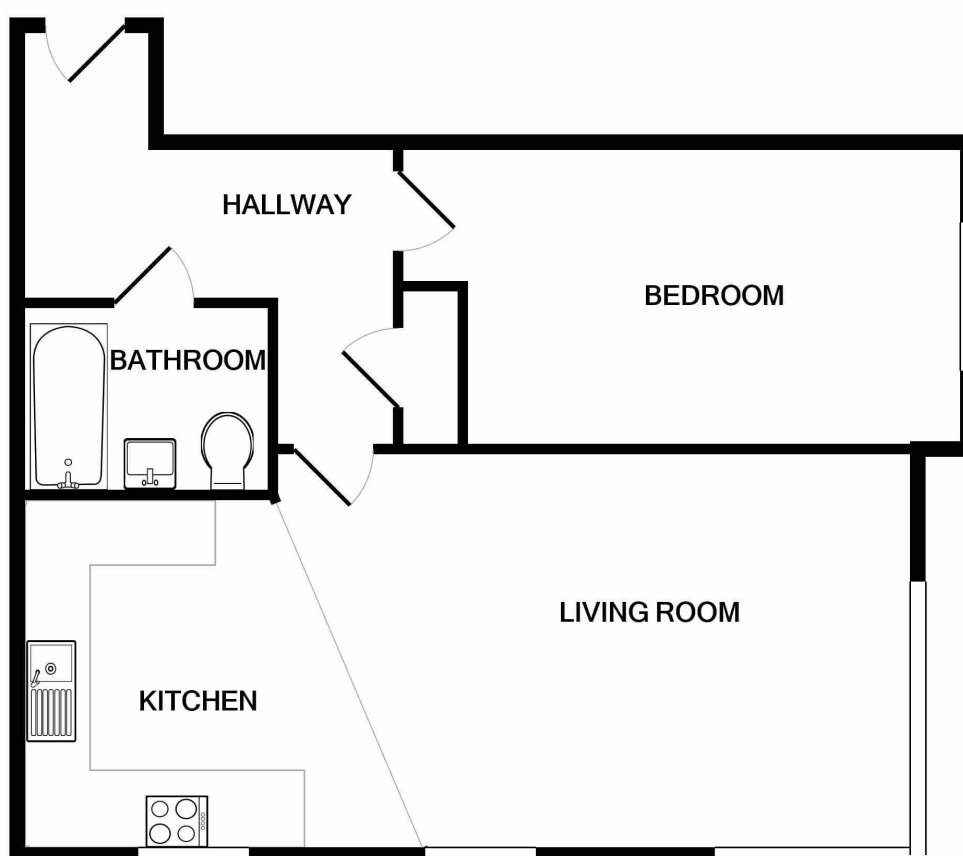


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KIPLING HOUSE FLAT 10

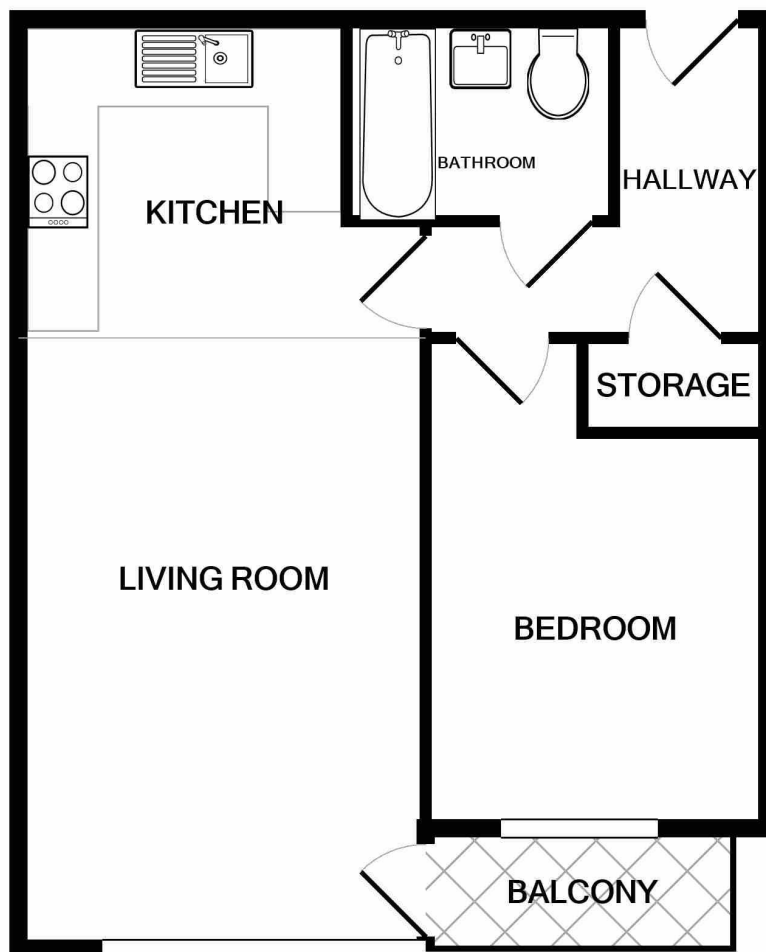


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KIPLING HOUSE FLAT 11

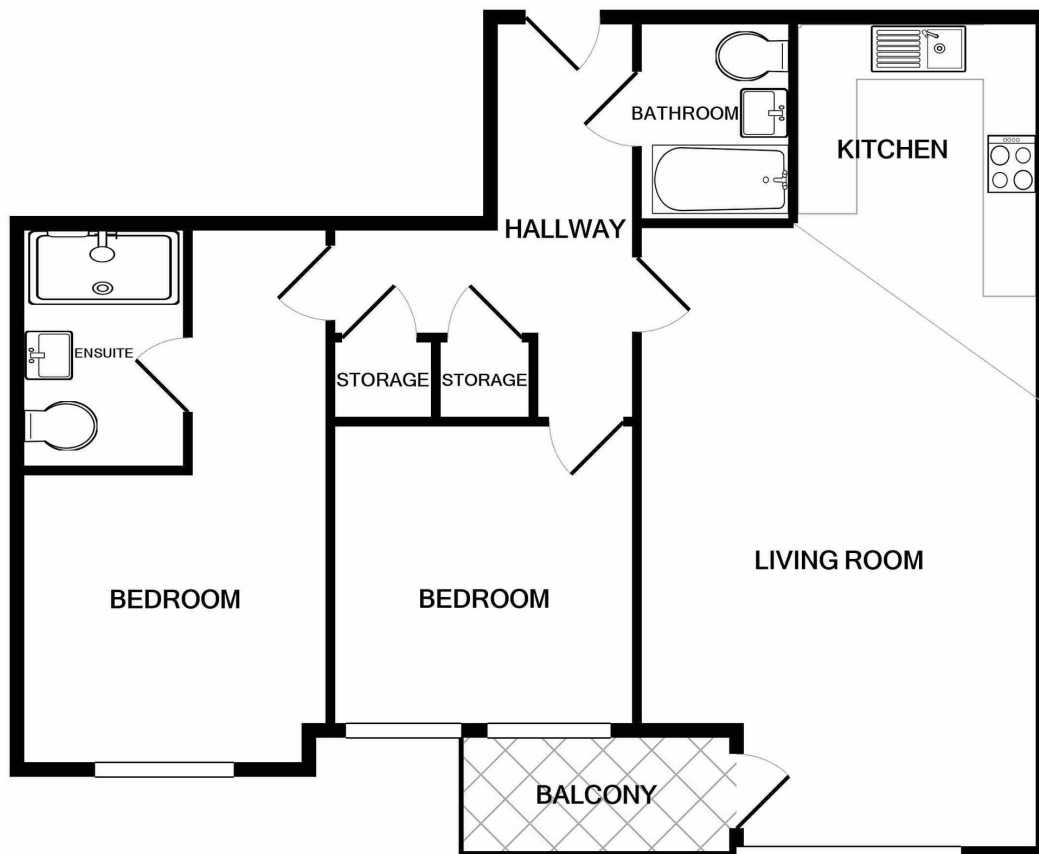


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KIPLING HOUSE FLAT 12

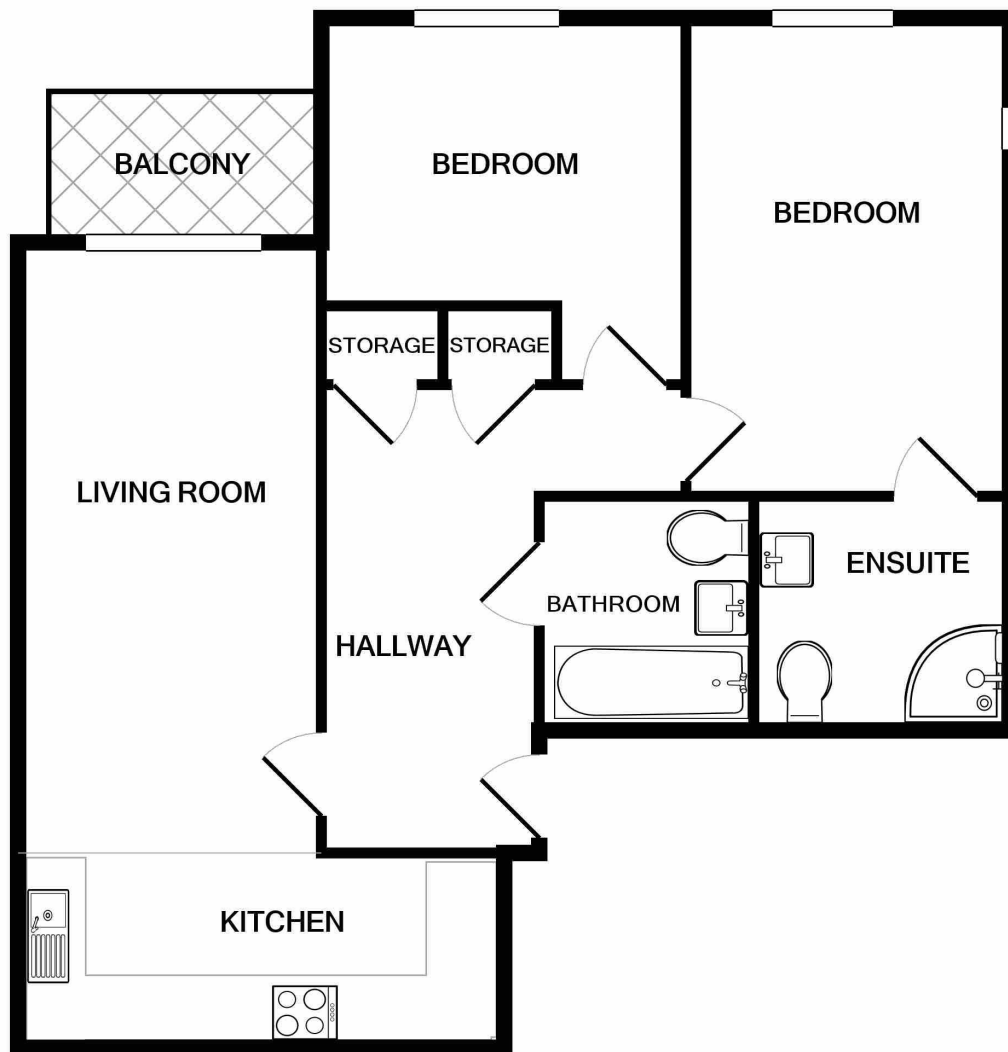


TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.5 SQ.M.)

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KIPLING HOUSE FLAT 13

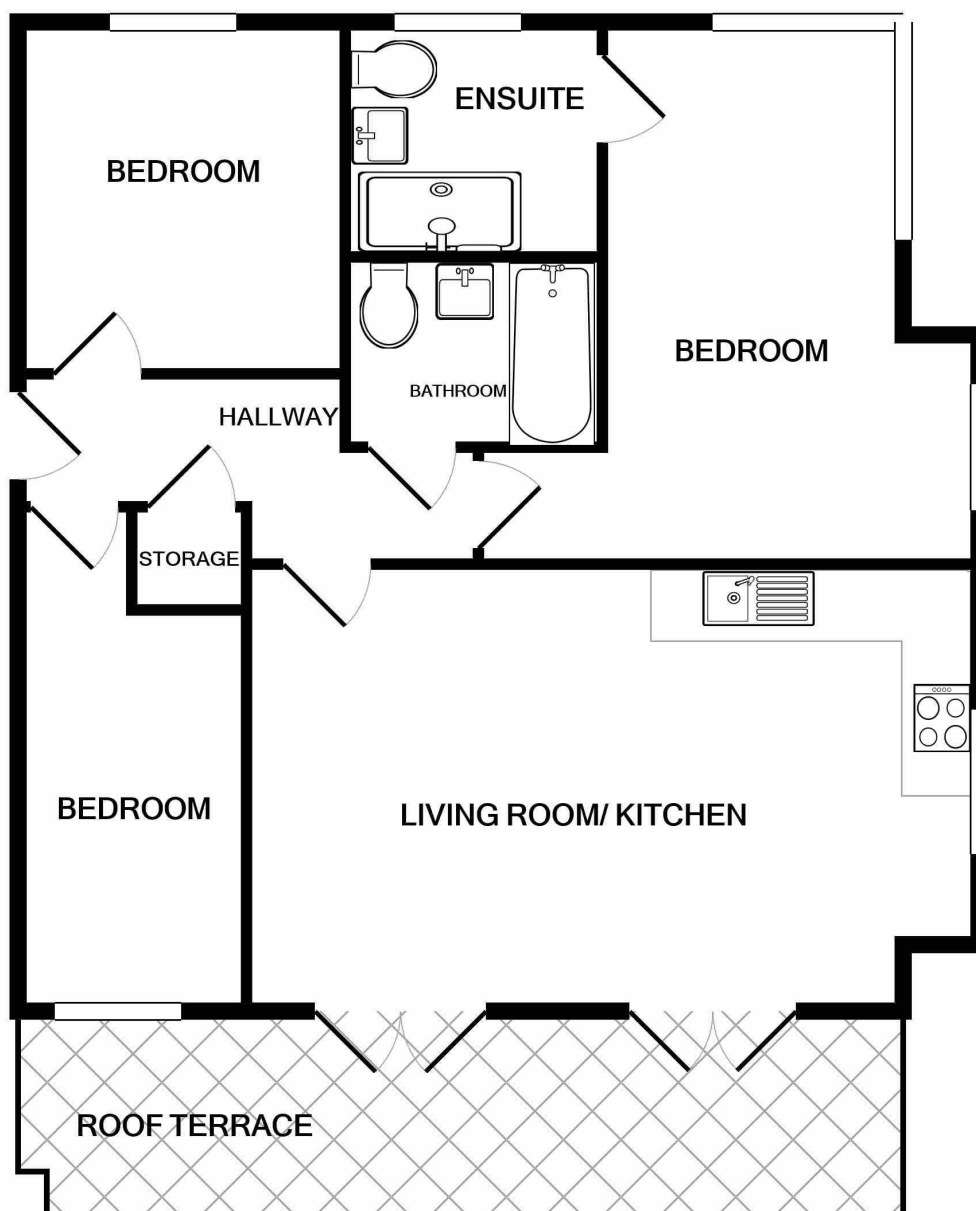


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KIPLING HOUSE FLAT 14

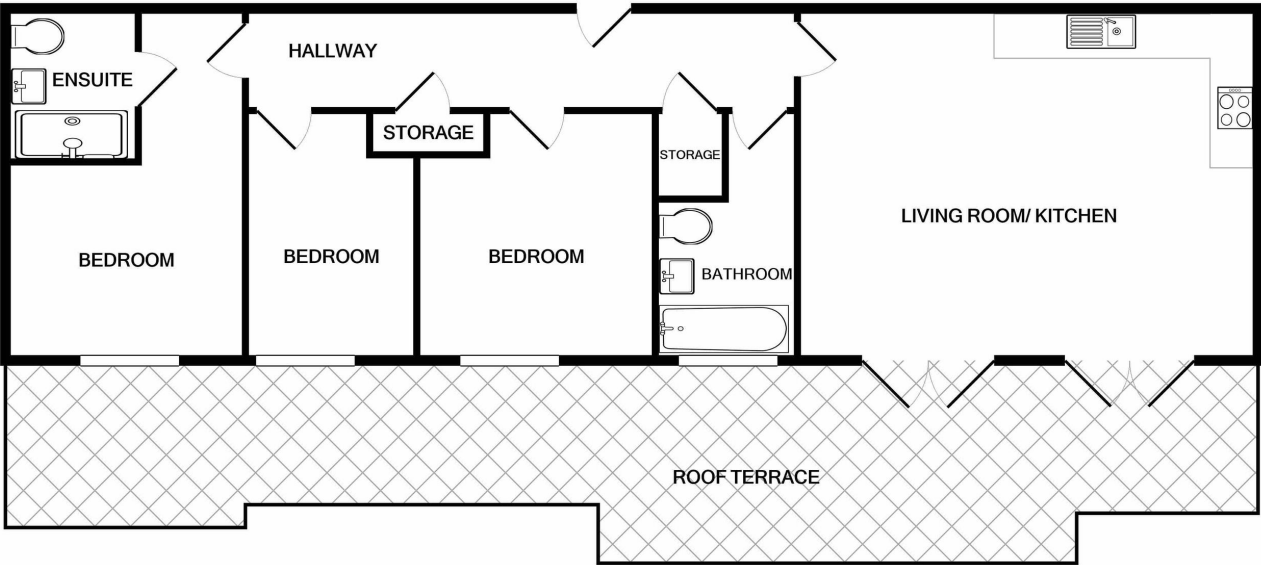


TOTAL APPROX. FLOOR AREA 1015 SQ.FT. (94.3 SQ.M.)

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KIPLING HOUSE FLAT 15

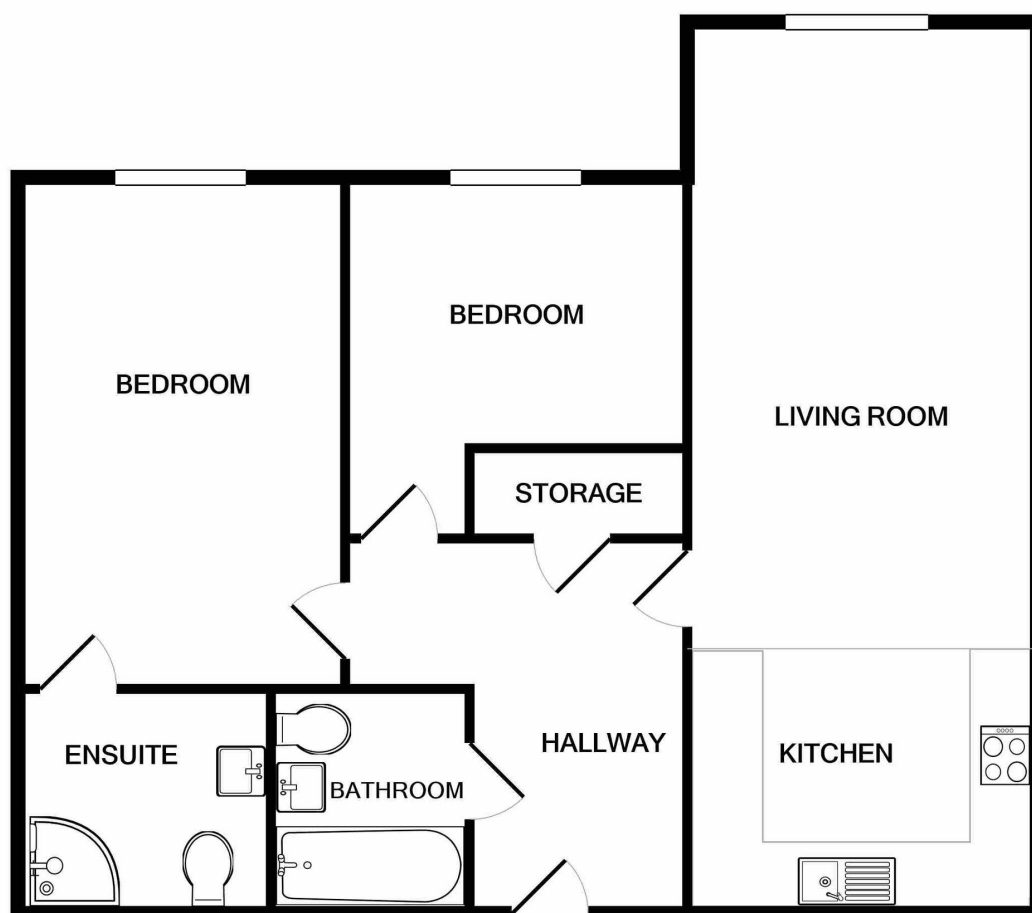


TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.4 SQ.M.)

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BURNETT COURT FLAT 1

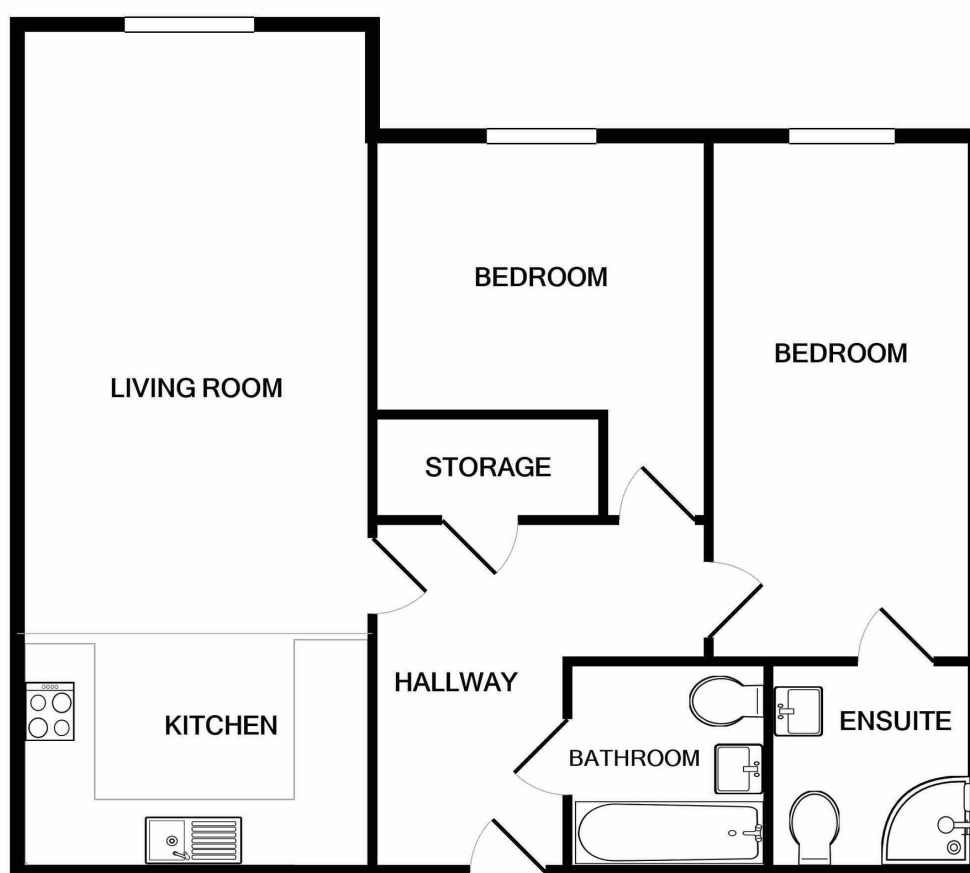


TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.9 SQ.M.)

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BURNETT COURT FLAT 2

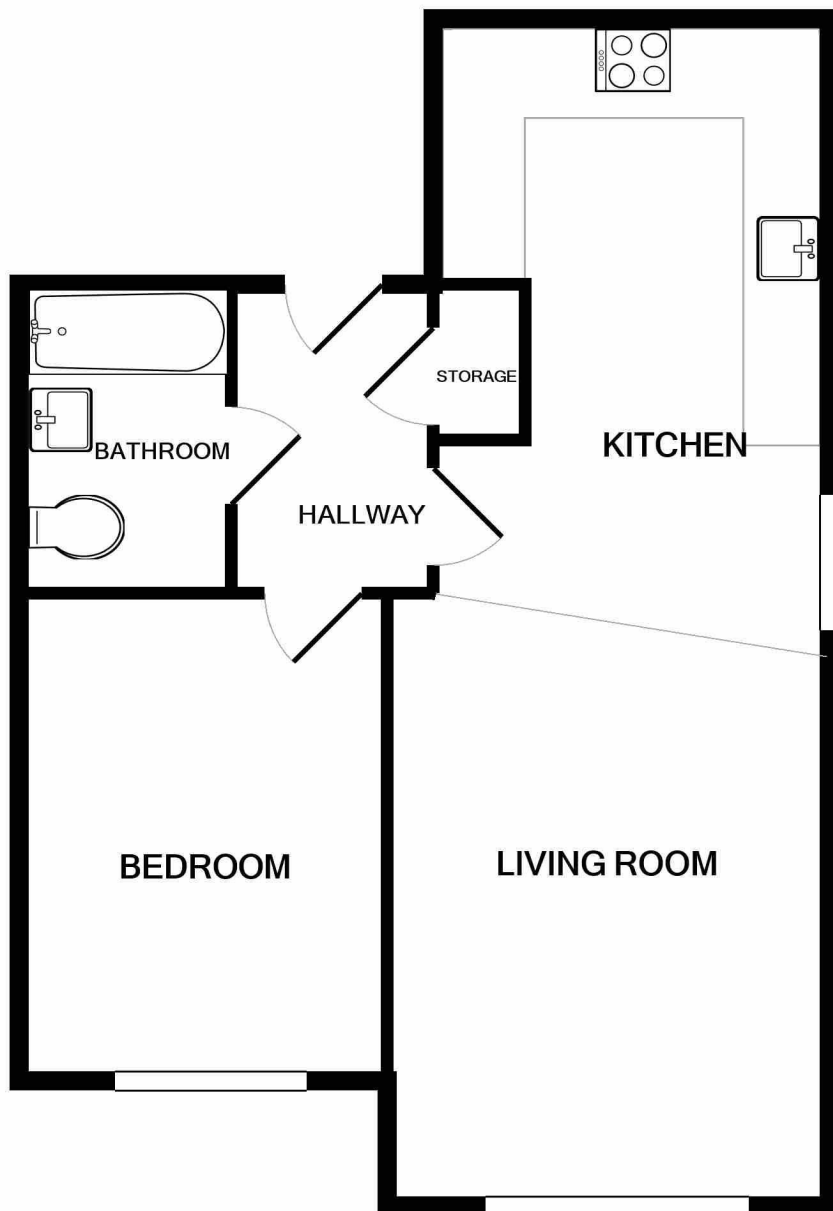


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BURNETT COURT FLAT 3

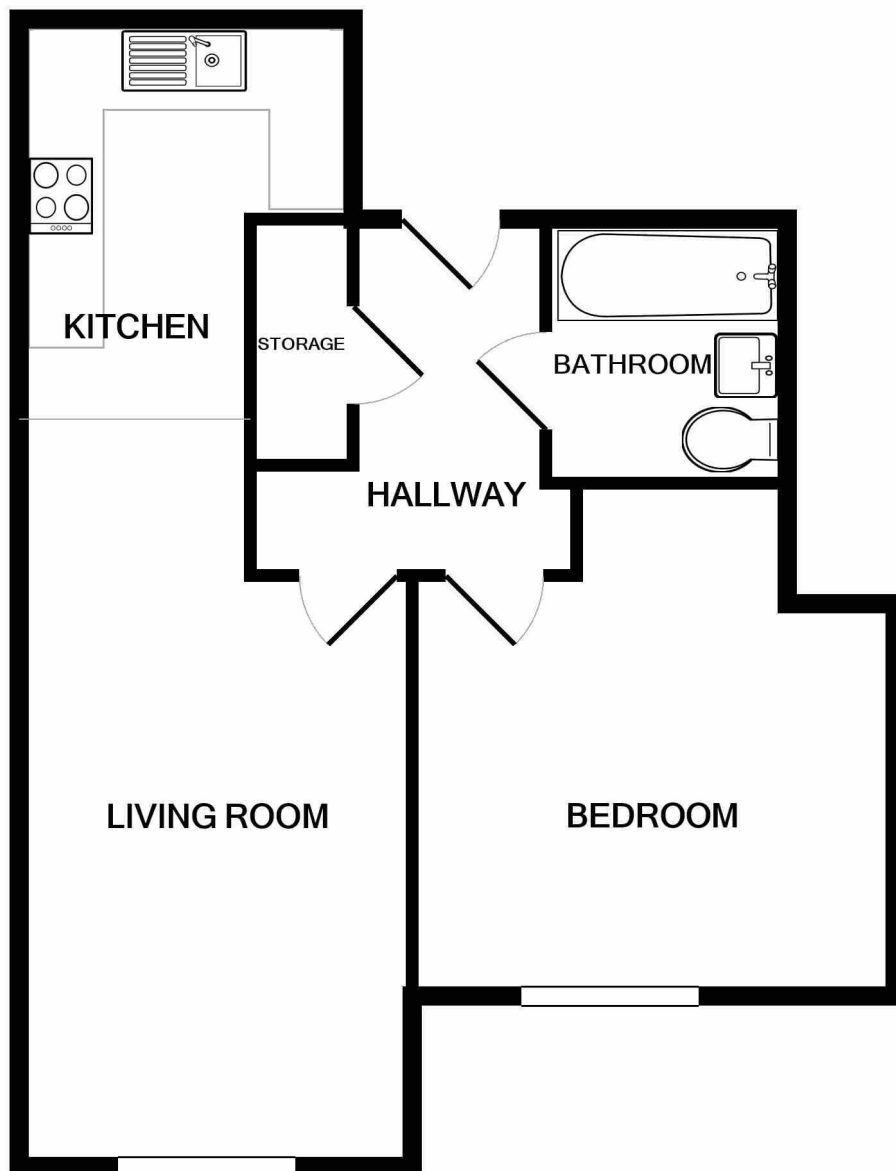


TOTAL APPROX. FLOOR AREA 600 SQ.FT. (55.7 SQ.M.)

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BURNETT COURT FLAT 4

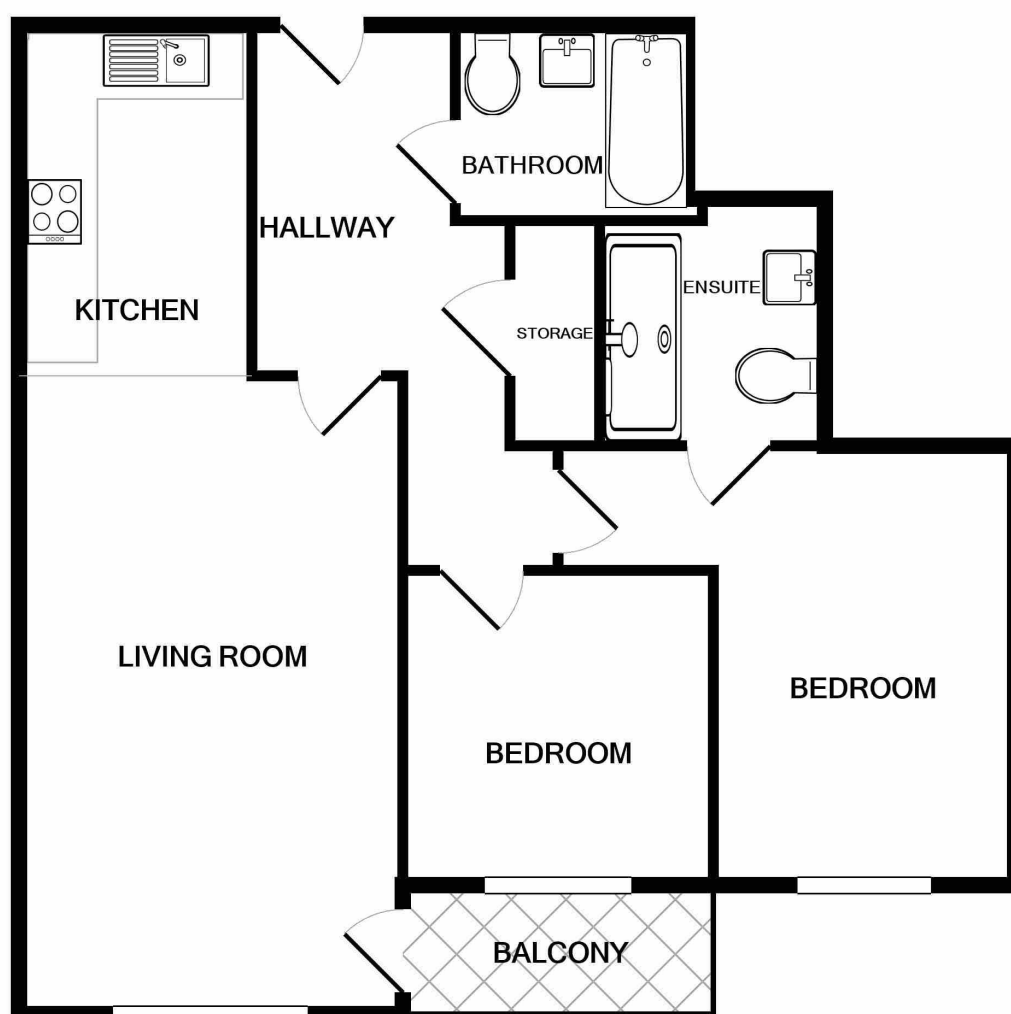


TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.4 SQ.M.)

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BURNETT COURT FLAT 5

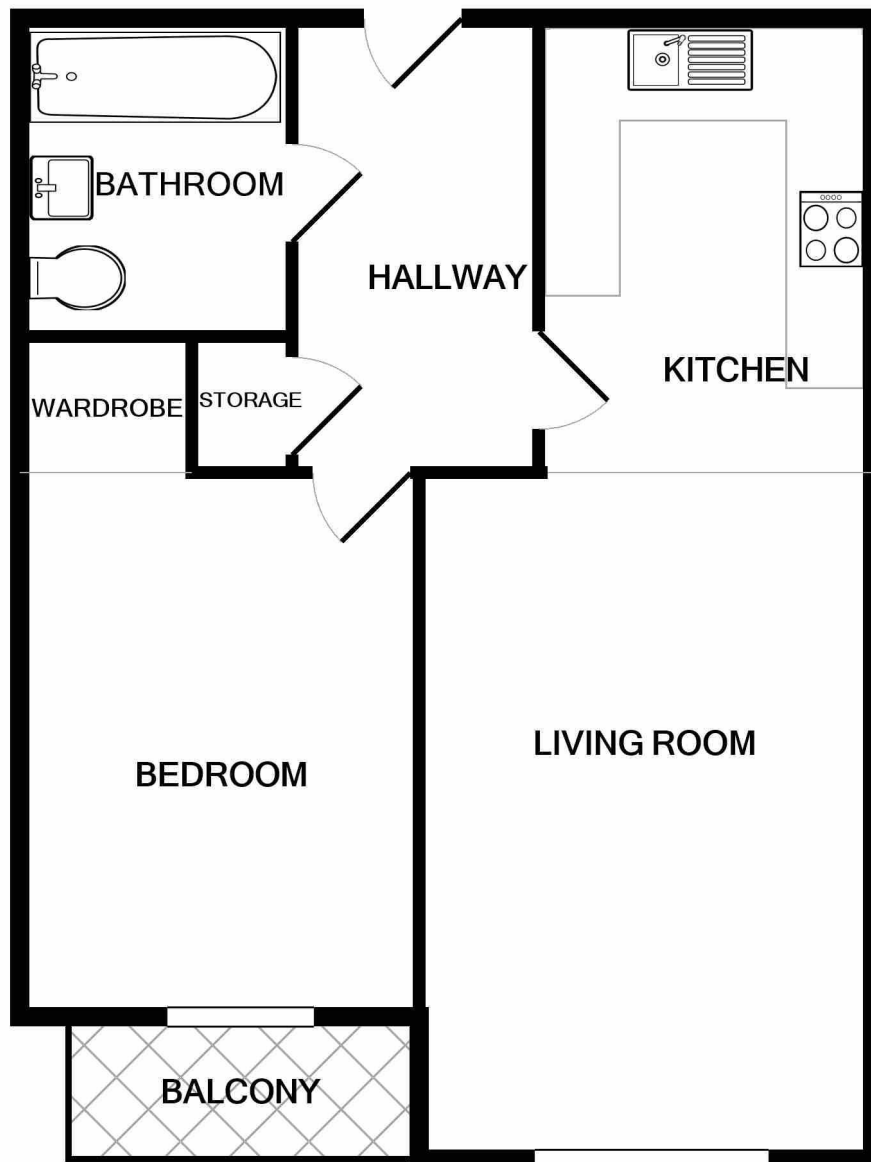


TOTAL APPROX. FLOOR AREA 707 SQ.FT. (65.7 SQ.M.)

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BURNETT COURT FLAT 6

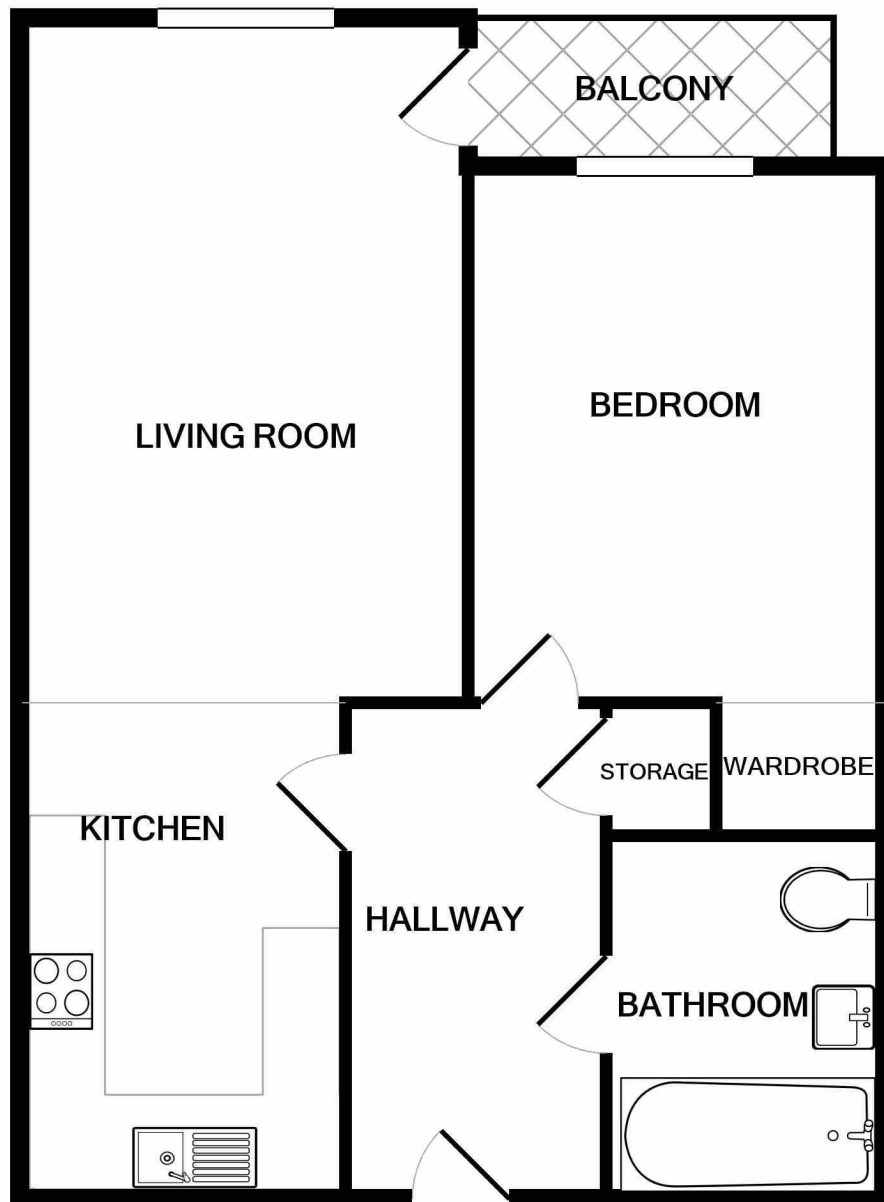


TOTAL APPROX. FLOOR AREA 551 SQ.FT. (51.2 SQ.M.)

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BURNETT COURT FLAT 7

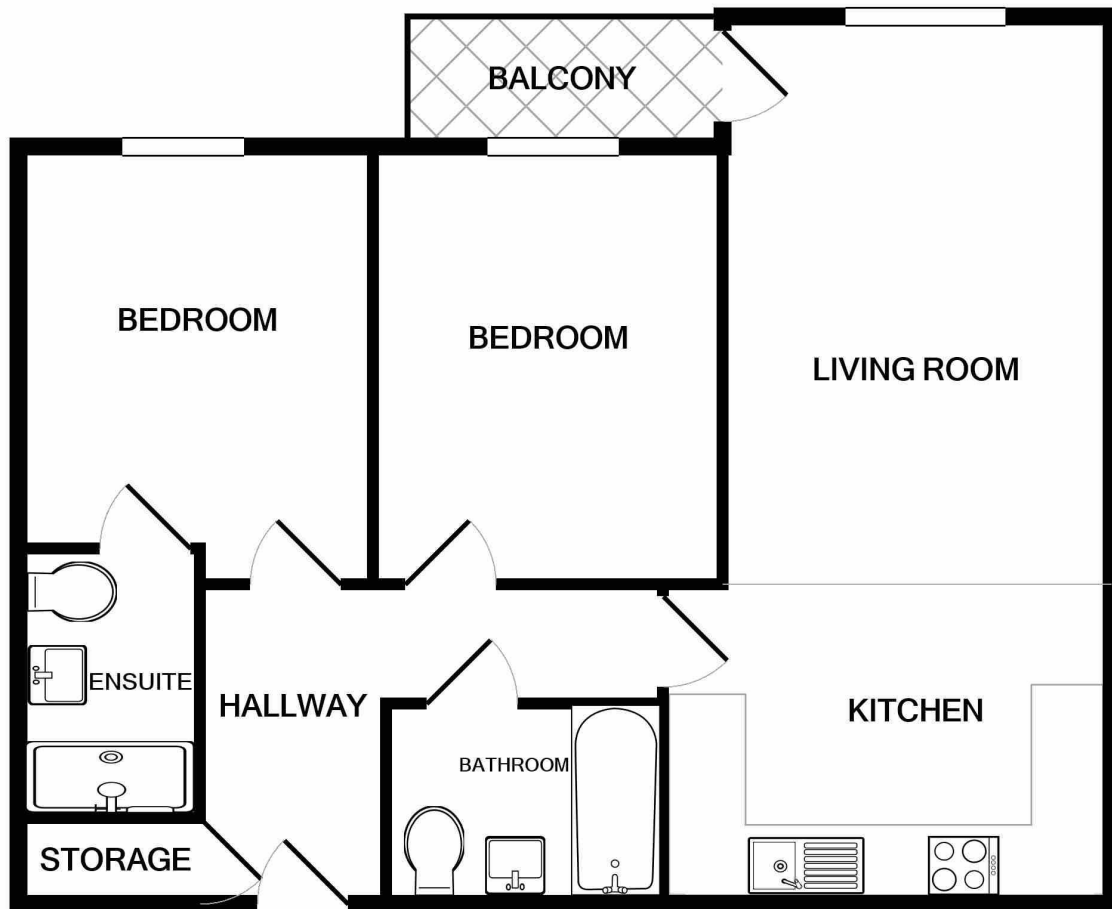


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BURNETT COURT FLAT 8

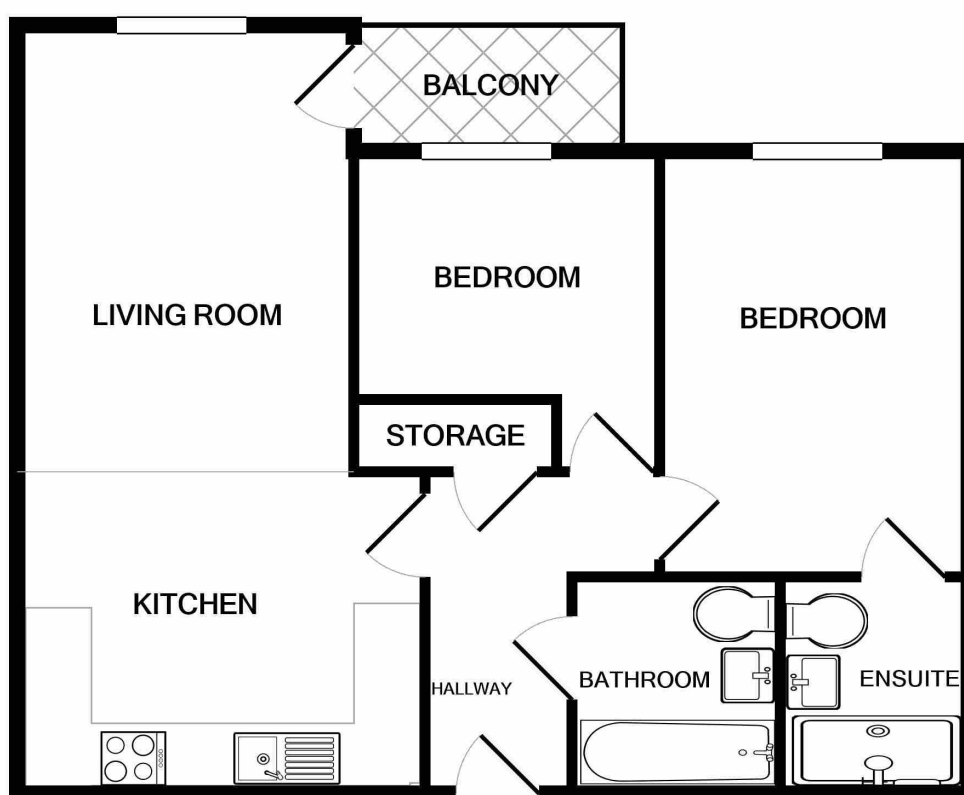


TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.9 SQ.M.)

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BURNETT COURT FLAT 9

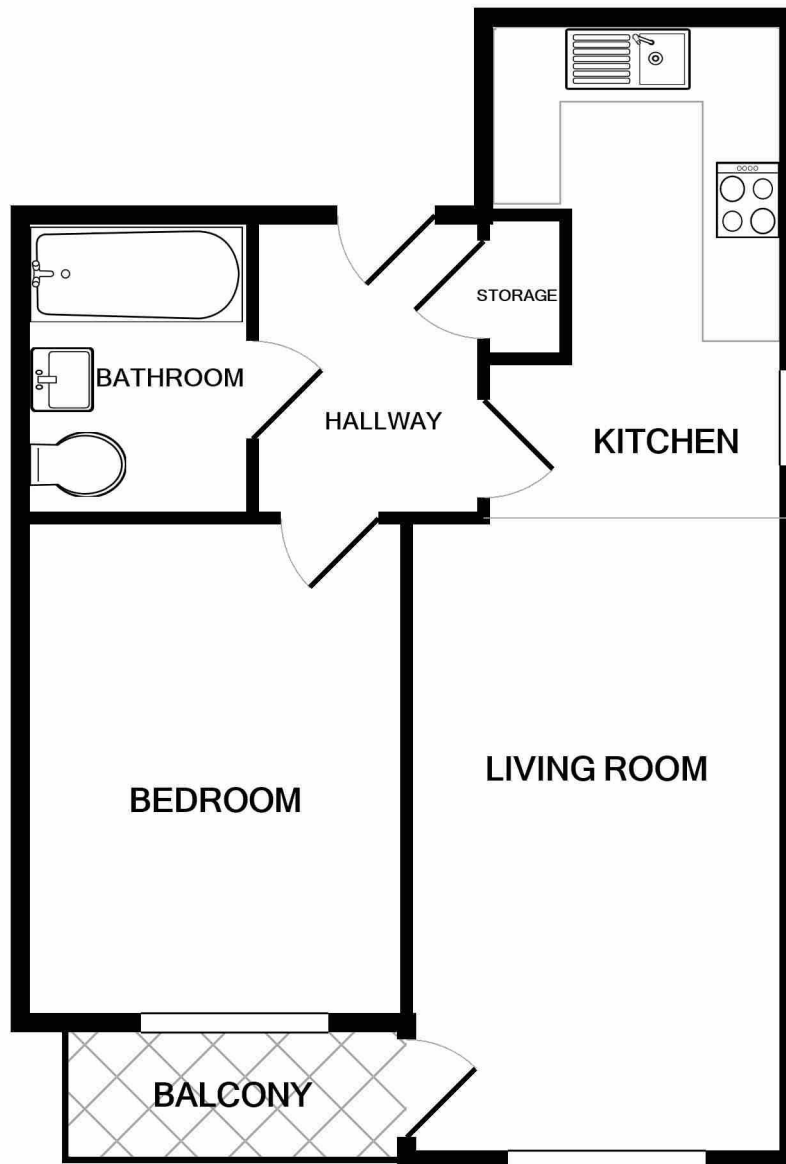


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BURNETT COURT FLAT 10

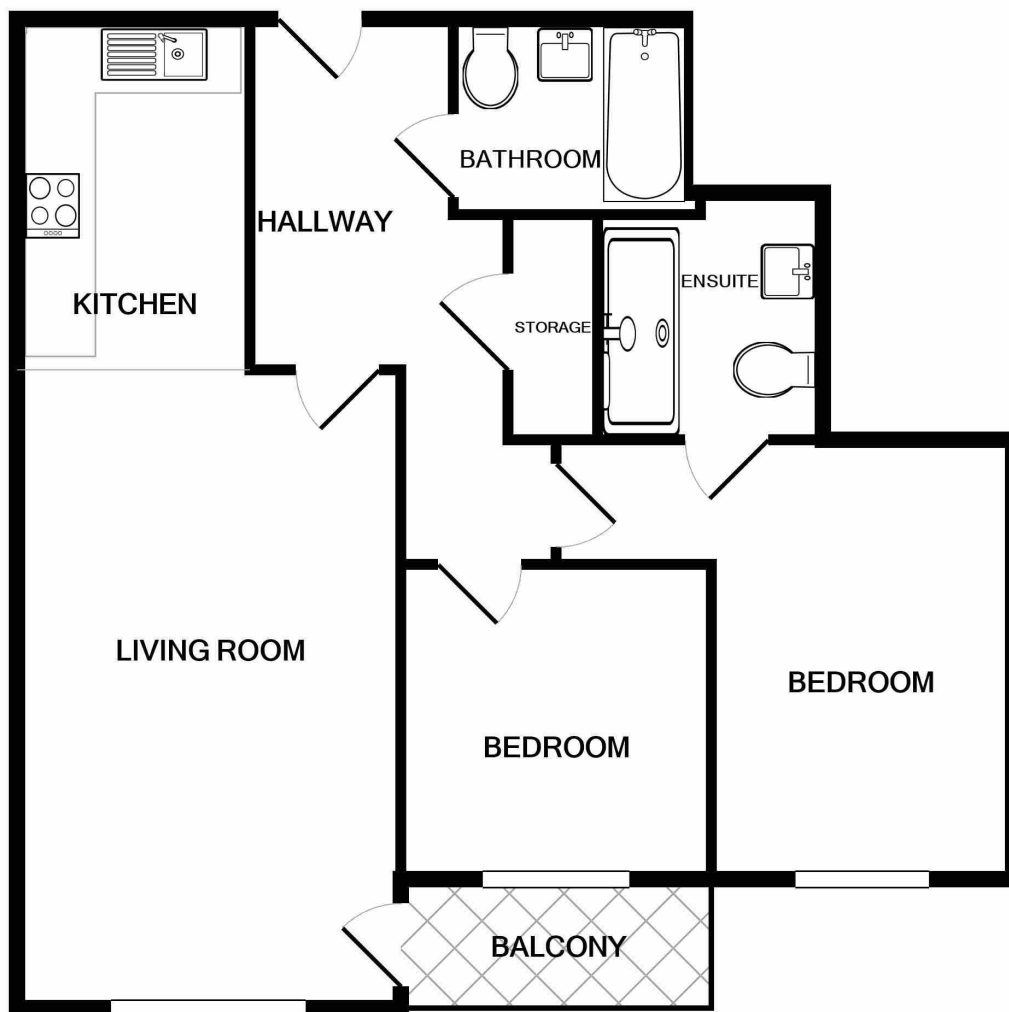


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BURNETT COURT FLAT 11

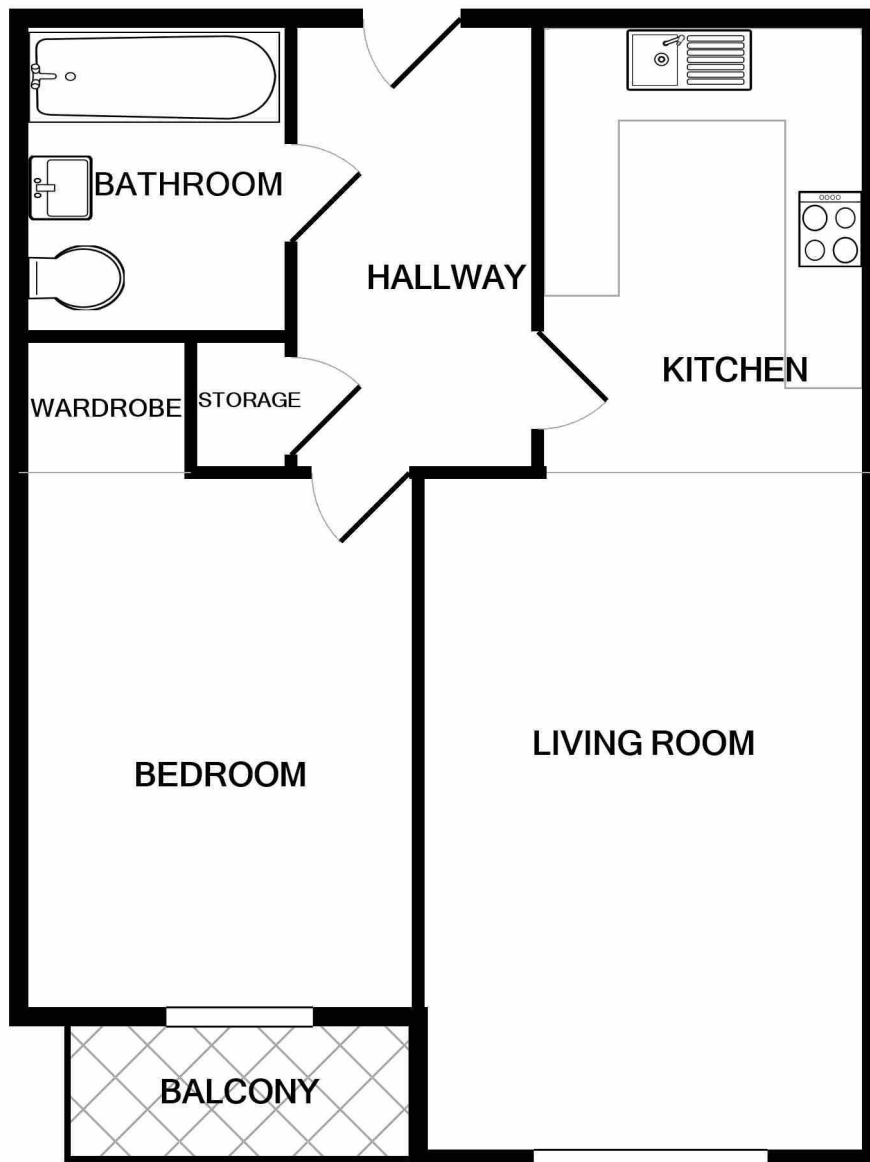


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BURNETT COURT FLAT 12

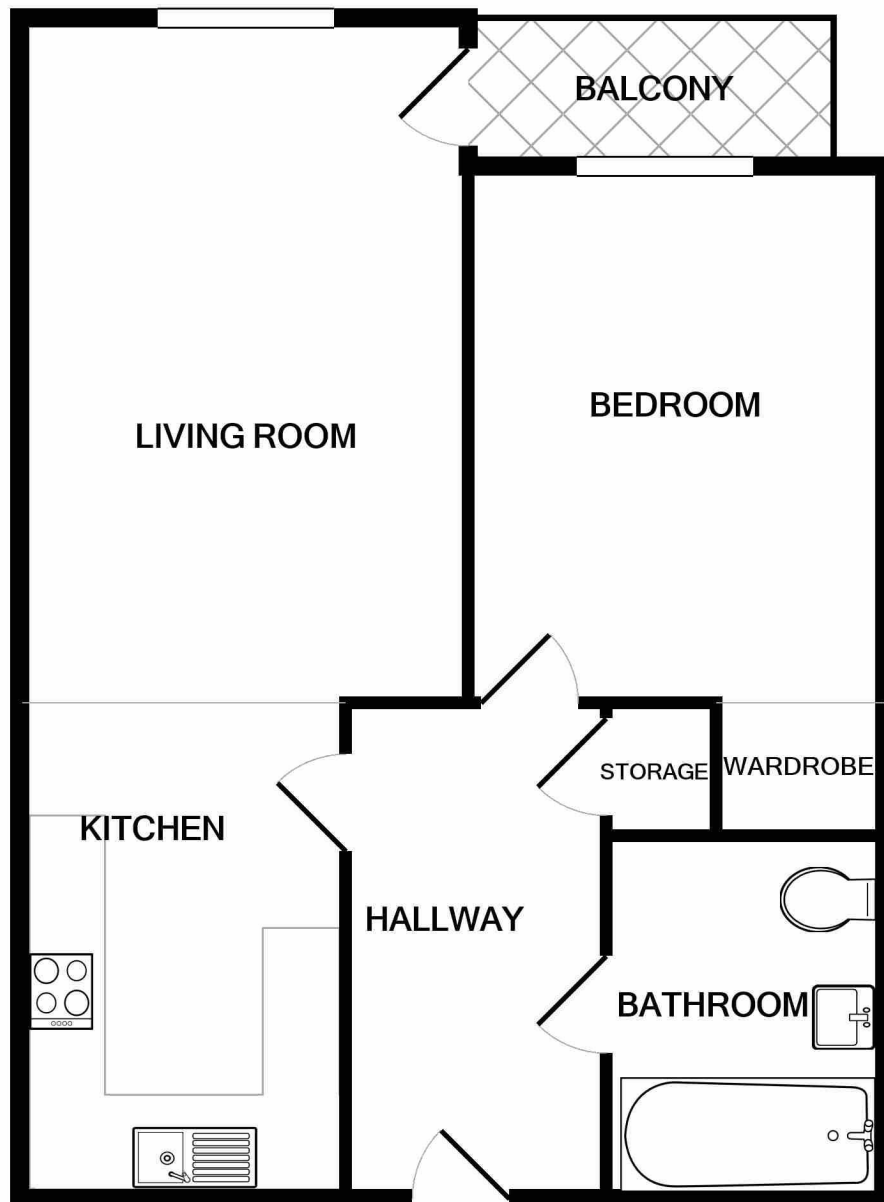


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BURNETT COURT FLAT 13

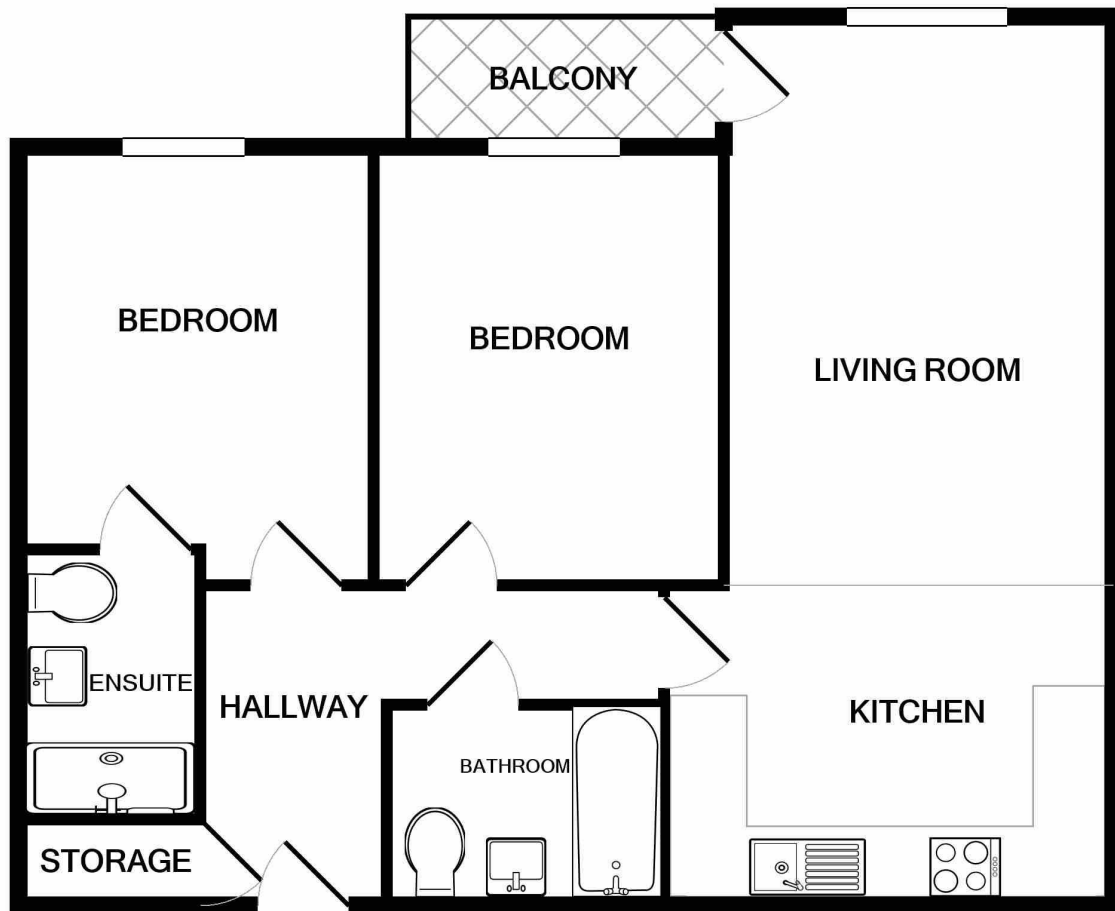


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BURNETT COURT FLAT 14

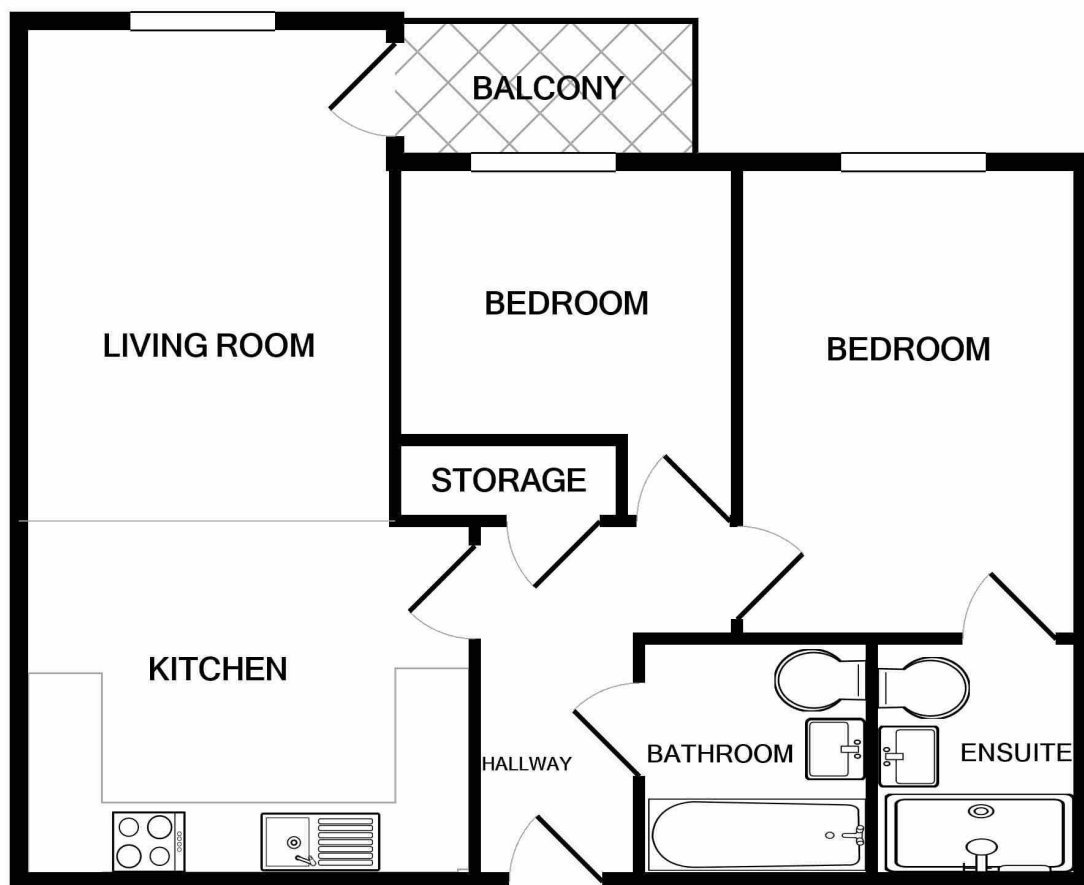


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BURNETT COURT FLAT 15

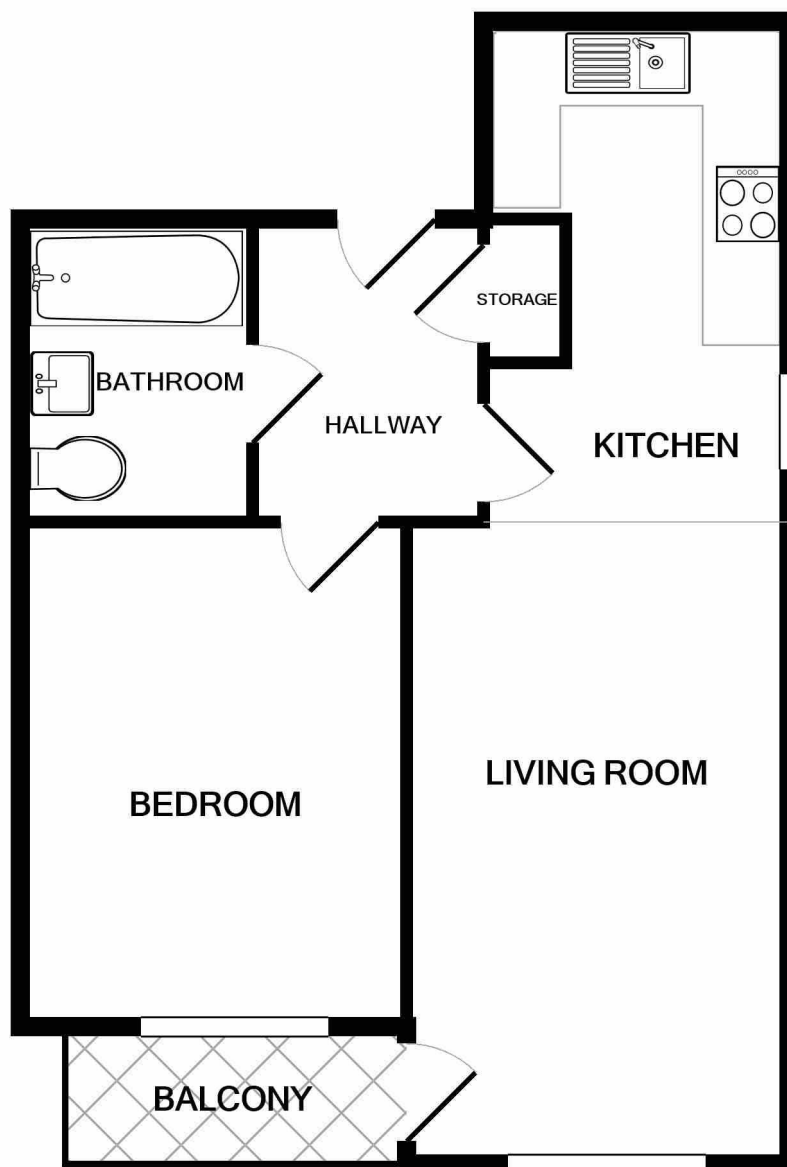


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BURNETT COURT FLAT 16



TOTAL APPROX. FLOOR AREA 600 SQ.FT. (55.7 SQ.M.)

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