



- TWO Bedroom Maisonette
- Walking Distance Of Ruislip High Street
- Modern Fitted Kitchen
- Gas Central Heating
- Close To Tube Stations

- Ground Floor
- Bathroom With Overhead Shower
- Double Glazing
- Private Rear Patio Garden
- EPC Rating D

A well located TWO bedroom ground floor maisonette with a private rear patio garden, within just a short walk of both Ruislip High Street, Ruislip Station and Ruislip Gardens Station.

With neutral décor throughout the accommodation briefly comprises; entrance hallway leading to a spacious living room, modern fitted kitchen with door leading to rear garden, second bedroom, a large master bedroom and a white bathroom suite featuring bath with shower above, hand basin and w/c.

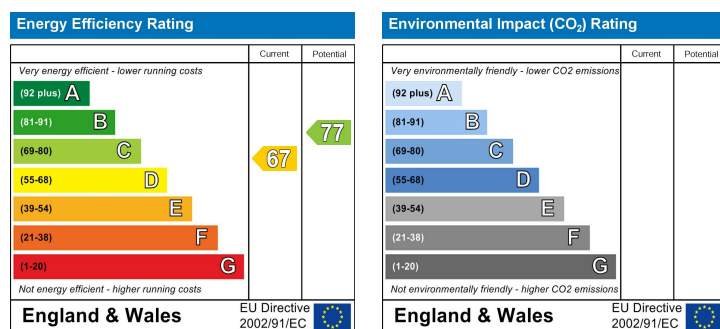
Further benefits include; double glazing, gas central heating. street parking and a private court yard with a garden shed.

The property is located on West End Road and is equidistant to Ruislip and Ruislip Gardens tube stations and for the motorist it is also close to the A40/M40/M25 motorway junctions.

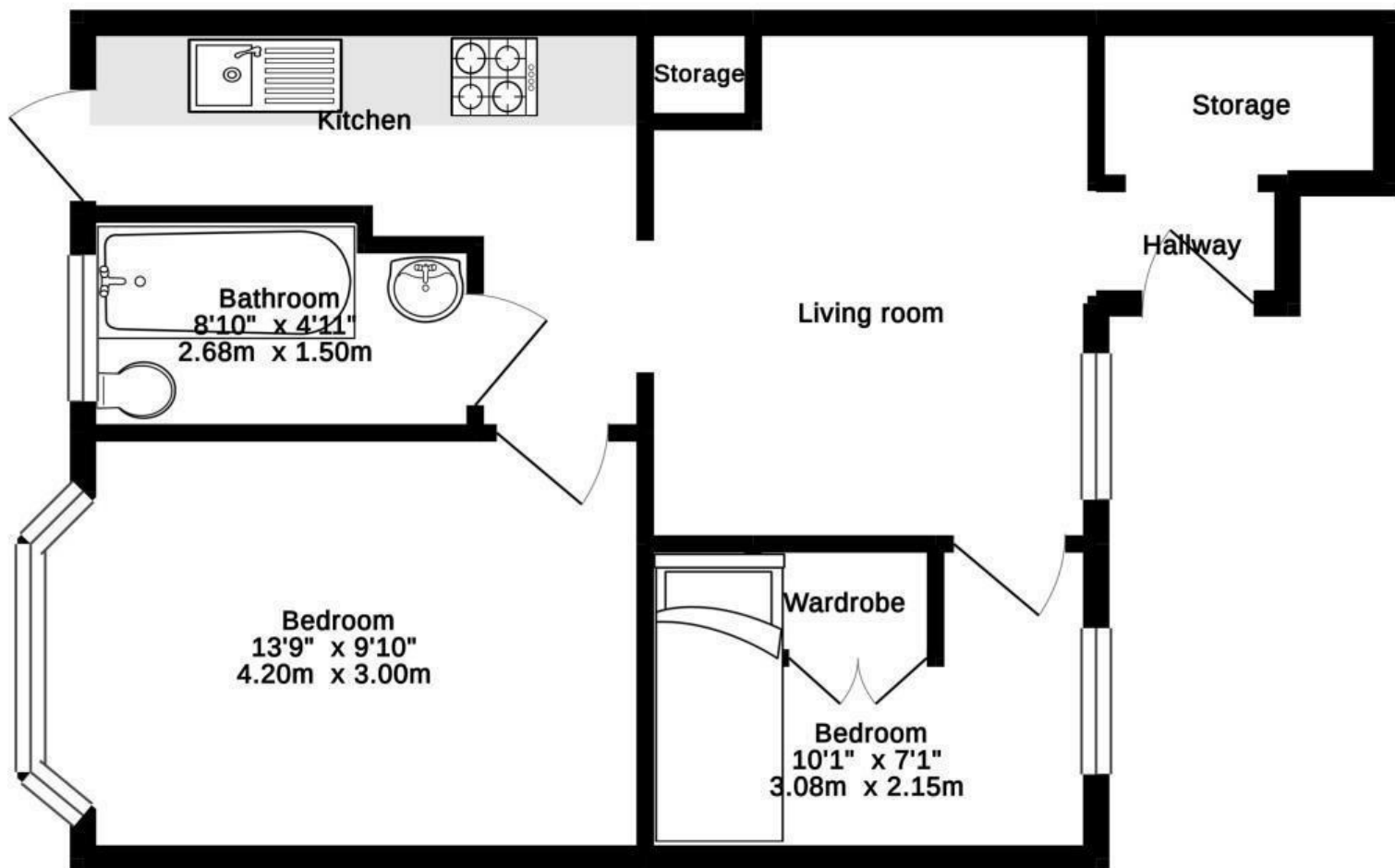
Available immediately part furnished.

Local authority: London Borough of Hillingdon  
Council Tax: Band: C

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract.



GROUND FLOOR 468 sq. ft.  
( 43.5 sq. m. )

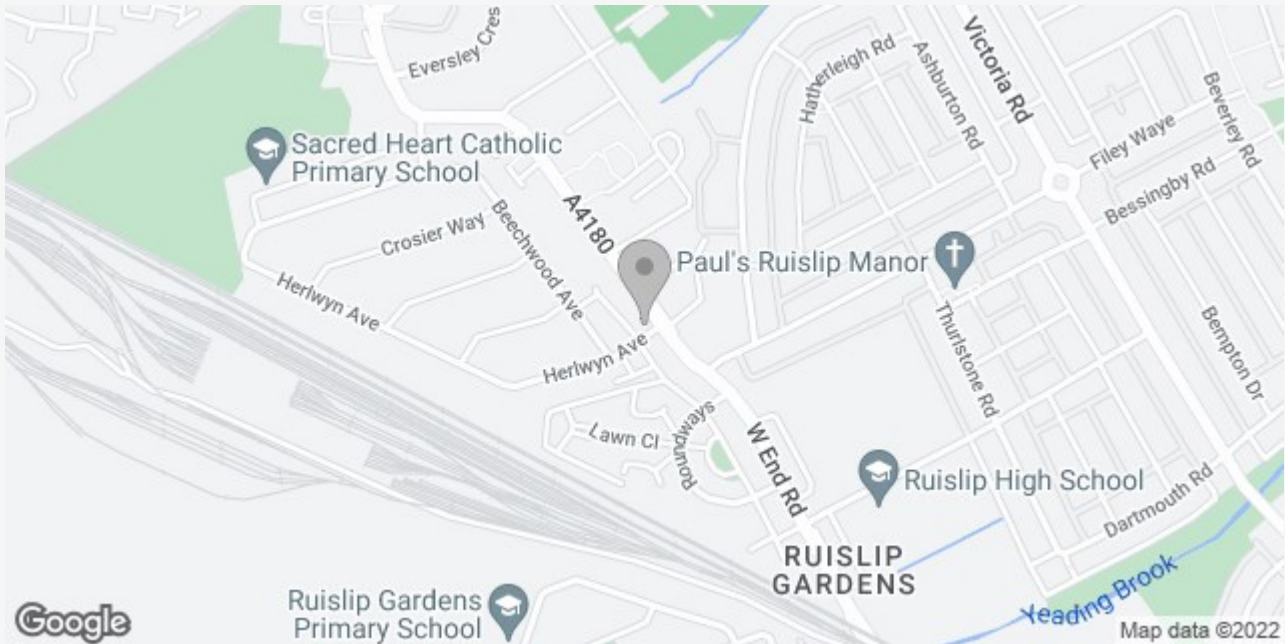


TOTAL FLOOR AREA : 468 sq. ft. ( 43.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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