



West End Road, Ruislip, Middlesex HA4 6DT

PCM £1,350 PCM
EPC Rating Current 64 Potential 77

*****UNDER OFFER*****

Austin Residential are delighted to offer this superb two bedroom first floor maisonette situated within a prime location for commuting.

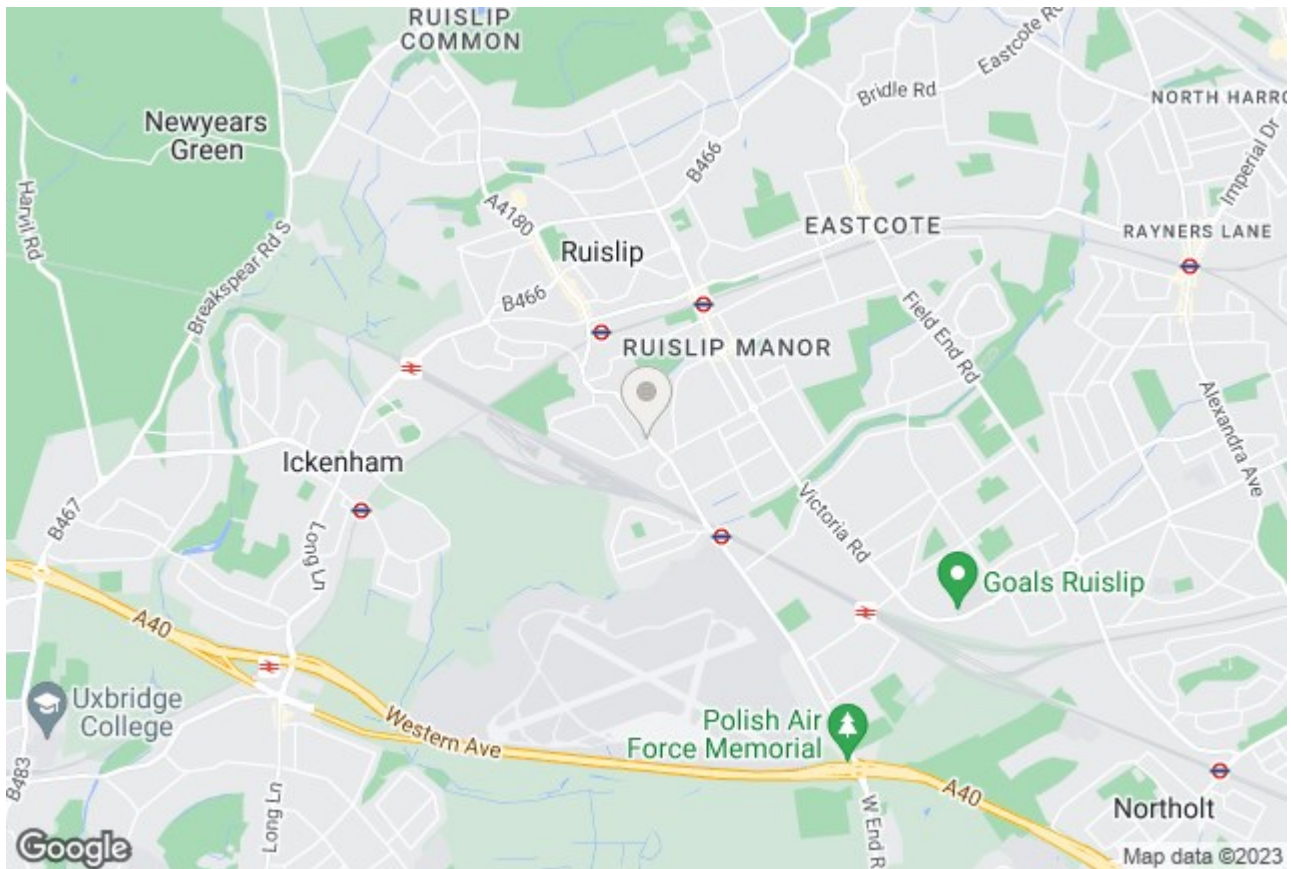
The property briefly comprises: entrance hall; landing; lounge; modern kitchen; two bedrooms and a bathroom.

Further benefits include: gas central heating; double glazing, garage and a private rear garden.

West End Road is located around half a mile from both Ruislip High Street and Ruislip Gardens offering a vast array of cafes, restaurants, pubs, convenience stores and local businesses. Both have London Underground stations, Ruislip servicing the Metropolitan and Piccadilly Lines and Ruislip Gardens servicing the Central Line,. The A40, leading to M40/M25, is also a short distance away by car providing easy access into Central London and the Home Counties.

Available February- Unfurnished.





Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
3. The photographs show only certain parts of the property at the time they were taken. Any area, measurement or distances given are approximate only.
4. All statements contained in these particulars in relation to the property are made without responsibility on the part of Austin Residential nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to the property.
5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

Austin
Residential

Viewing

Strictly by appointment with:
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