



Ladygate Lane, Ruislip, Middlesex HA4 7RD

PCM £1,650 PCM
EPC Rating Current 68 Potential 88

Austin Residential are pleased to offer to the market this two bedroom mid-terrace home set within a popular area of Ruislip.

The property briefly comprises: entrance hallway, fitted kitchen, reception room, two bedrooms and a family bathroom.

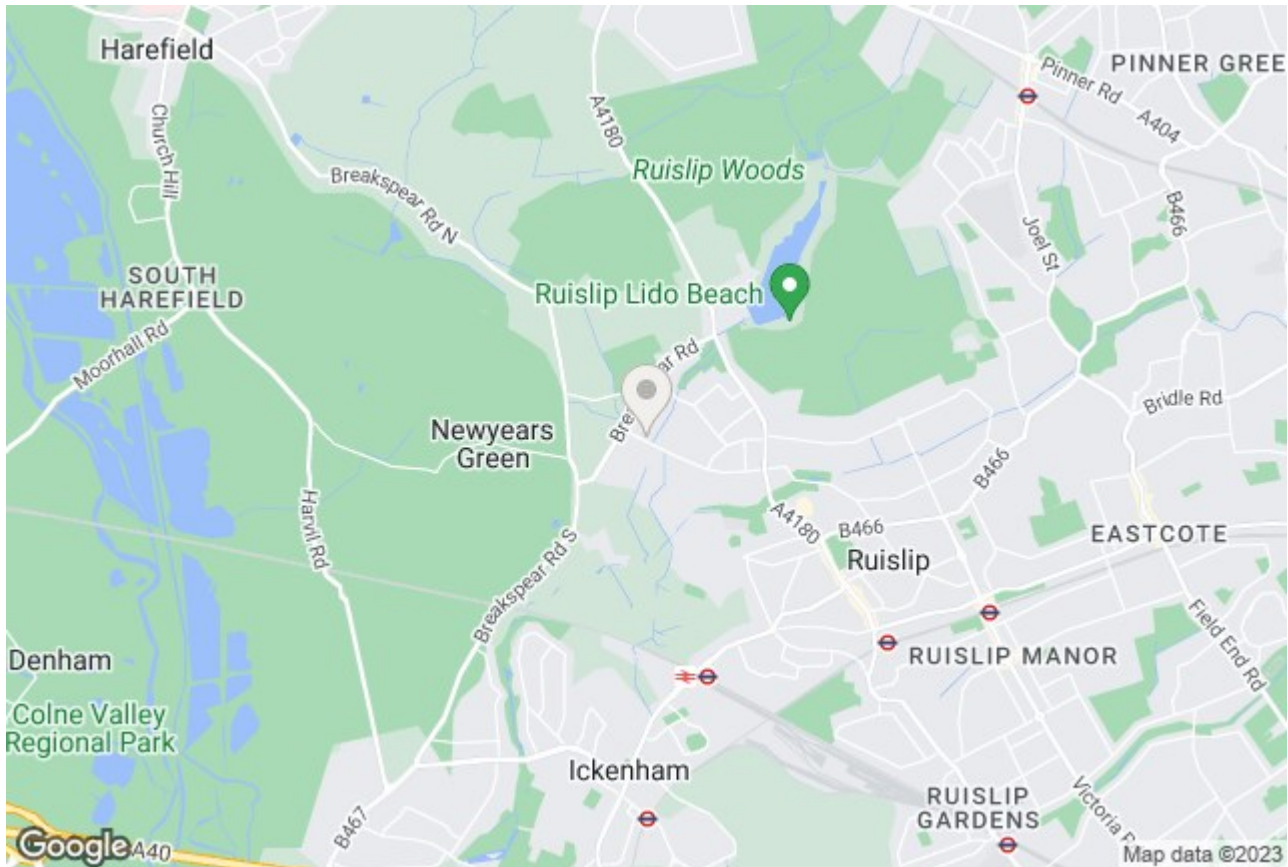
Further benefits include: gas central heating, double glazing and private rear garden.

Ladygate Lane is situated just over a miles walk to Ruislip High Street, offering a vast array of coffee shops, restaurants, convenience stores and bars. Ruislip Underground and Bus station, servicing Metropolitan and Piccadilly Lines, is located at the opposite end of the High Street and the A40 offering access to Central London and the Home Counties via M40/M25 is within a few minutes drive.

Available end of August- Unfurnished

Minimum term 12 months with 6 month break clause.





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:
127 High Street, Ruislip, Middlesex, HA4 8JN

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✉ Email: ruislip@austinresidential.co.uk