



## Rufus Close, South Ruislip, Middlesex HA4 0QU

**PCM £2,100 PCM**  
EPC Rating Current 70 Potential 84

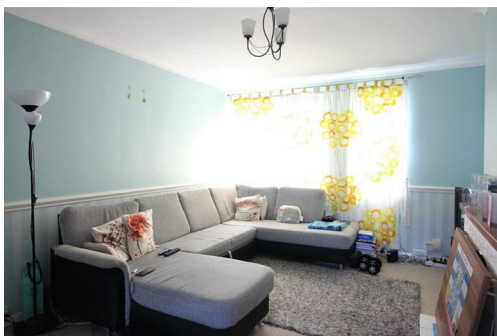
Austin Residential are pleased to present this three bedroom family home to market in South Ruislip.

The property briefly comprises; Three bedrooms, through lounge, fitted kitchen with appliances and utility room.

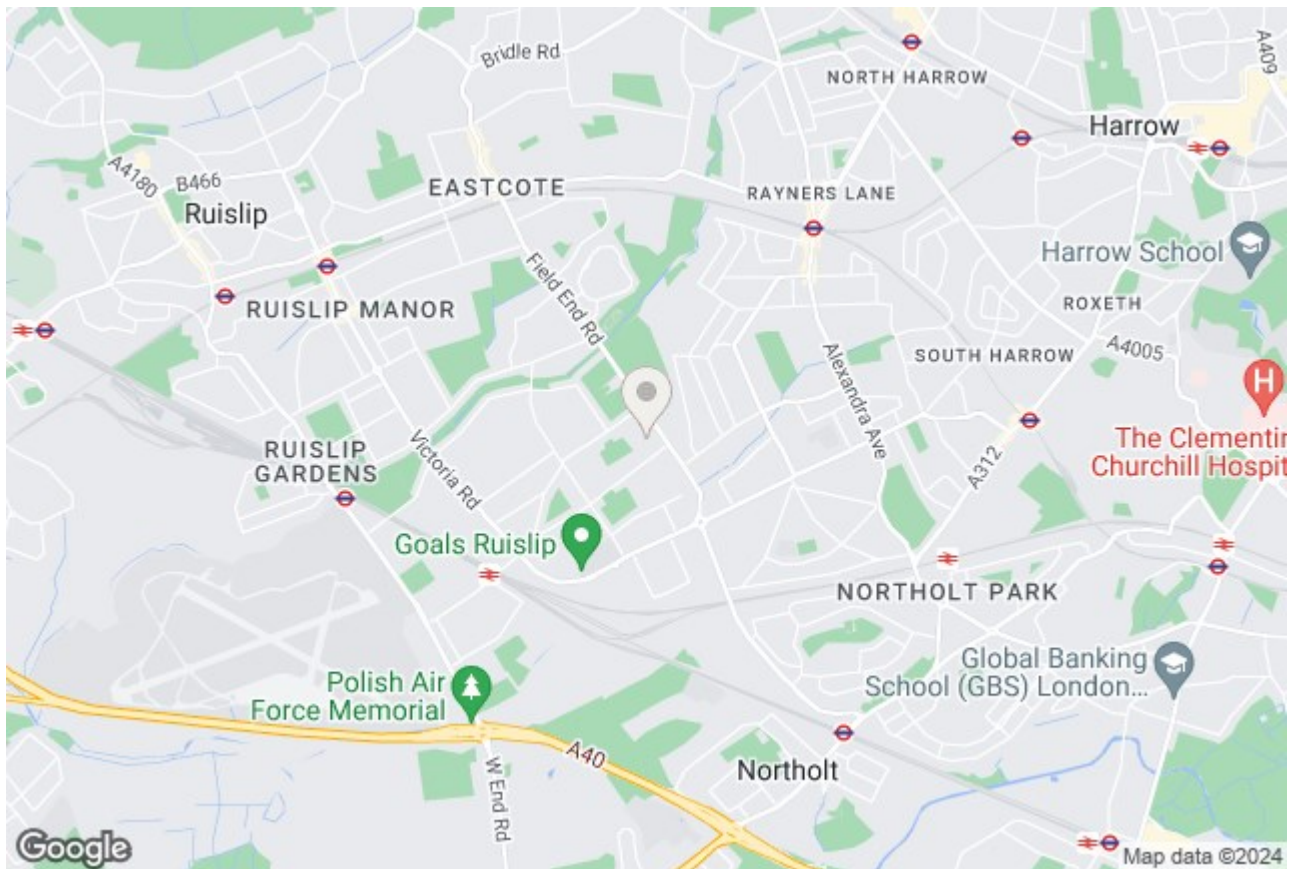
Further benefits ; Gas central heating, front and rear garden and off street parking.

Rufus Close is situated close to nearby shops, restaurants, supermarkets and good local schooling. South Ruislip Station is a short distance away for central line and Chiltern line.

Available beginning of January- Unfurnished  
Minimum Term 12 Months (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.



**Viewing**  
 Strictly by appointment with:  
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