



- TWO Bedrooms
- Spacious Lounge
- Bathroom With Shower
- Private Rear Garden
- Available Immediately
- First Floor Maisonette
- Modern Fitted Kitchen
- On Street Parking
- Close To Ruislip High Street
- EPC Rating C

This well-presented TWO-bedroom maisonette is ideally located just a short walk from Ruislip High Street. Situated on the first floor, the property comprises; an entrance hall, stairs to landing, a spacious lounge, two bedrooms with the main bedroom with fitted wardrobes and a bay window—a modern kitchen with white goods, and a contemporary bathroom.

Additional benefits include; gas central heating, double glazing and a large private rear garden. The landlord will include in the rent a gardener to attend with periodic visits to assist the tenants with gardening.

The property enjoys excellent transport links, with close proximity to Ruislip Station (Metropolitan & Piccadilly lines) and Ruislip Gardens (Central line). It is also conveniently located near local shops, services, and offers easy access to the A40, M40, and M25 motorway junctions.

Available immediately unfurnished.

Rent: £1,650 PCM
Deposit: £1,903.85 (5 weeks' rent)
Holding deposit: 1 week's rent £380.77 (which will be used towards the remaining move-in money)
Length of tenancy: Minimum 12 months
Local authority: Hillingdon Council
Council tax band: C

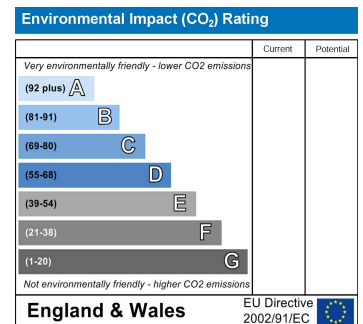
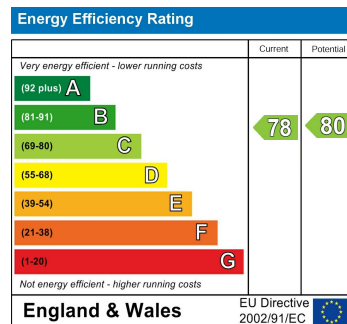
Internet Speed: Download - (up to) 1800 Mbps Upload - (up to) 220 Mbps Download

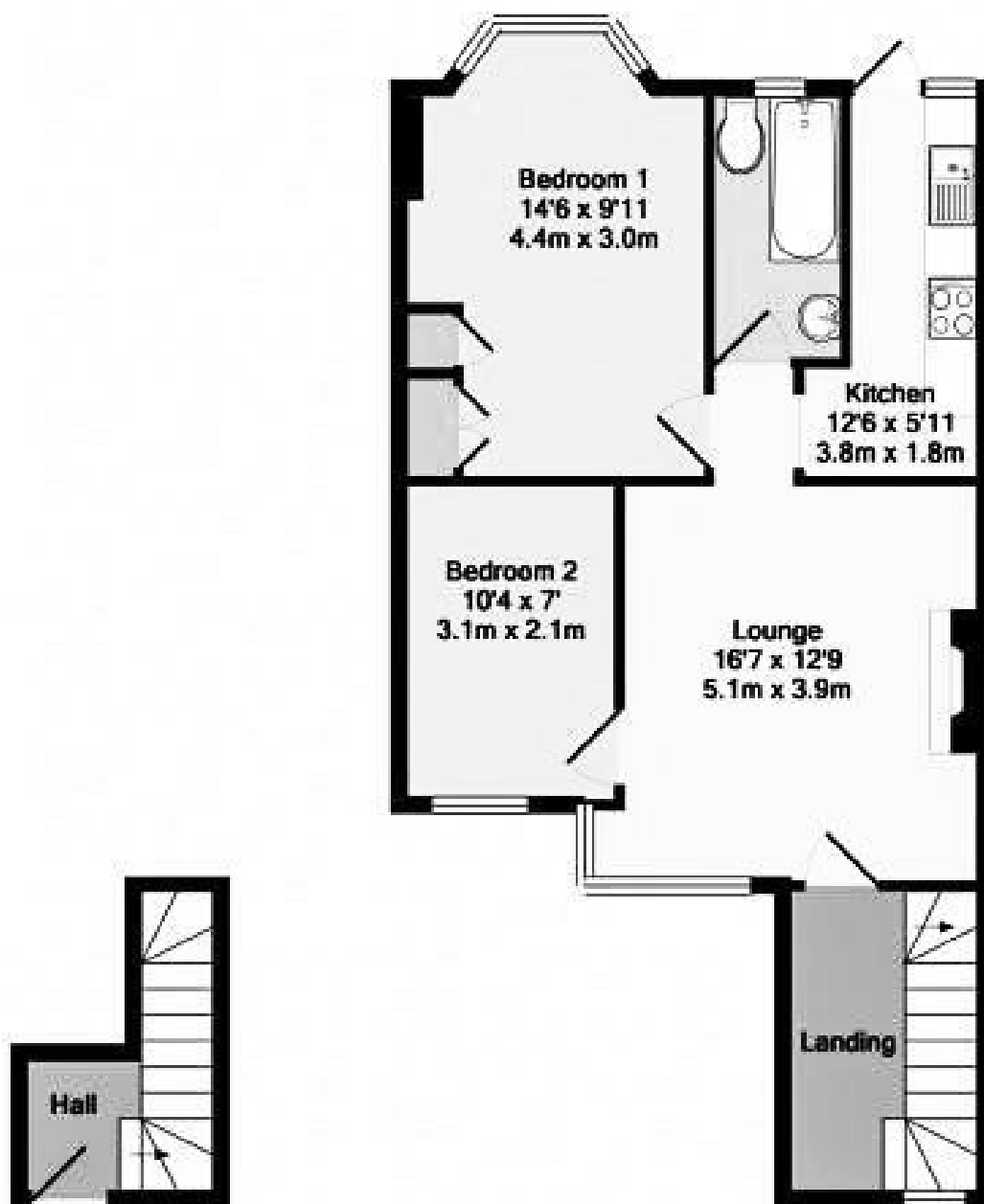
Mobile Coverage (Indoor):

Voice
EE - Likely
Three - Limited
O2 - Likely
Vodafone - Limited

Data
EE - Likely
Three - Limited
O2 - Limited
Vodafone - Limited

*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. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>





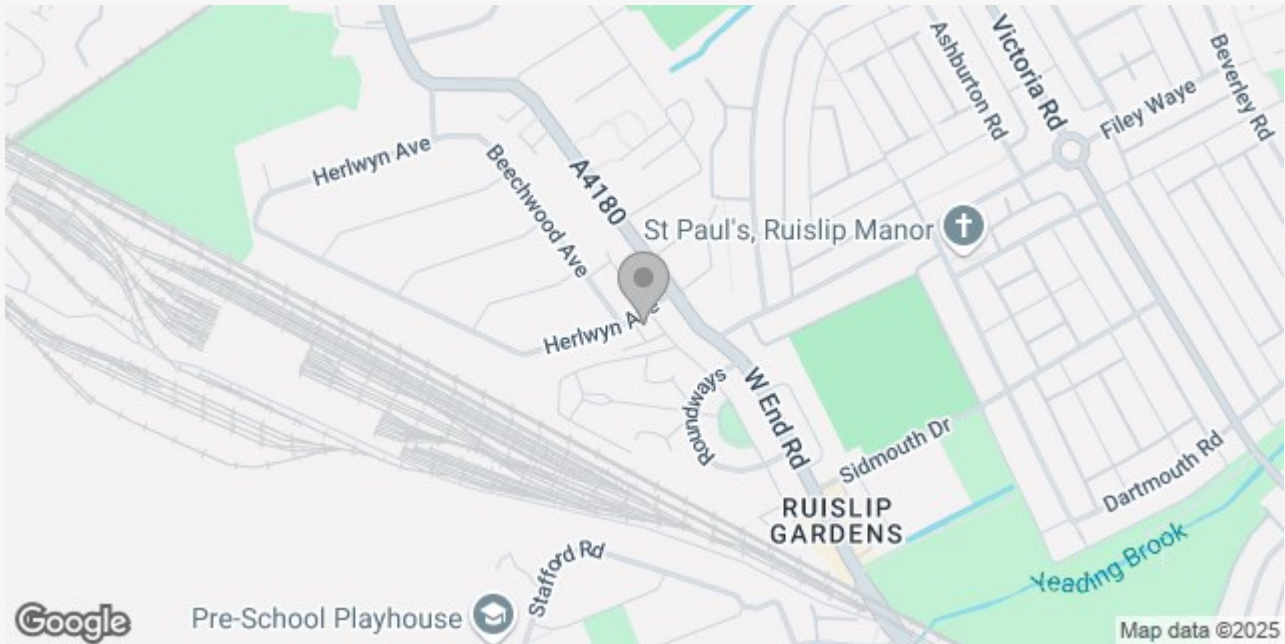
GROUND FLOOR
APPROX. FLOOR
AREA 45 SQ. FT.
(4.2 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 530 SQ. FT.
(49.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 574 SQ. FT. (53.4 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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