



- TWO Double Bedrooms
- A Spacious Modern Apartment
- Video Entry Phone System
- Gas Central Heating & Double Glazing
- Available immediately
- TWO Bathrooms
- Lounge
- Allocated Parking
- Walking Distance Of South Ruislip Station
- EPC Rating B

A well-presented TWO double bedroom TWO bathroom modern apartment located in South Ruislip providing convenient local amenities and excellent transport links.

This spacious property comprises; an entrance hall, a large lounge, an open-plan kitchen with white goods and a modern family bathroom. The master bedroom benefits from fitted wardrobes and an en-suite bathroom. Other features of this 1st-floor apartment include double glazing and a video entry phone system.

Located on Glebe Avenue just off West End Road in South Ruislip. A short distance from South Ruislip Central Line and British Rail station, supermarket. Conveniently located for the A40/M40 and M25 junctions.

Available immediately unfurnished.

Price - Rent: £1,750 PCM

Deposit: £2,019.23 (5 weeks' rent)

Holding Deposit: £403.84

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 1000 Mbps Upload - (up to) 100 Mbps

Mobile Coverage (Indoor):

Voice

EE - Limited

Three - Limited

O2 - Likely

Vodafone - Likely

Data

EE - Limited

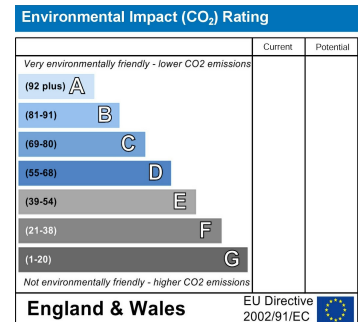
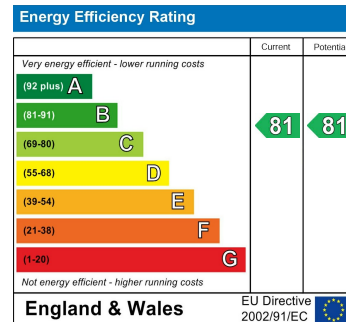
Three - Limited

O2 - Likely

Vodafone - Likely

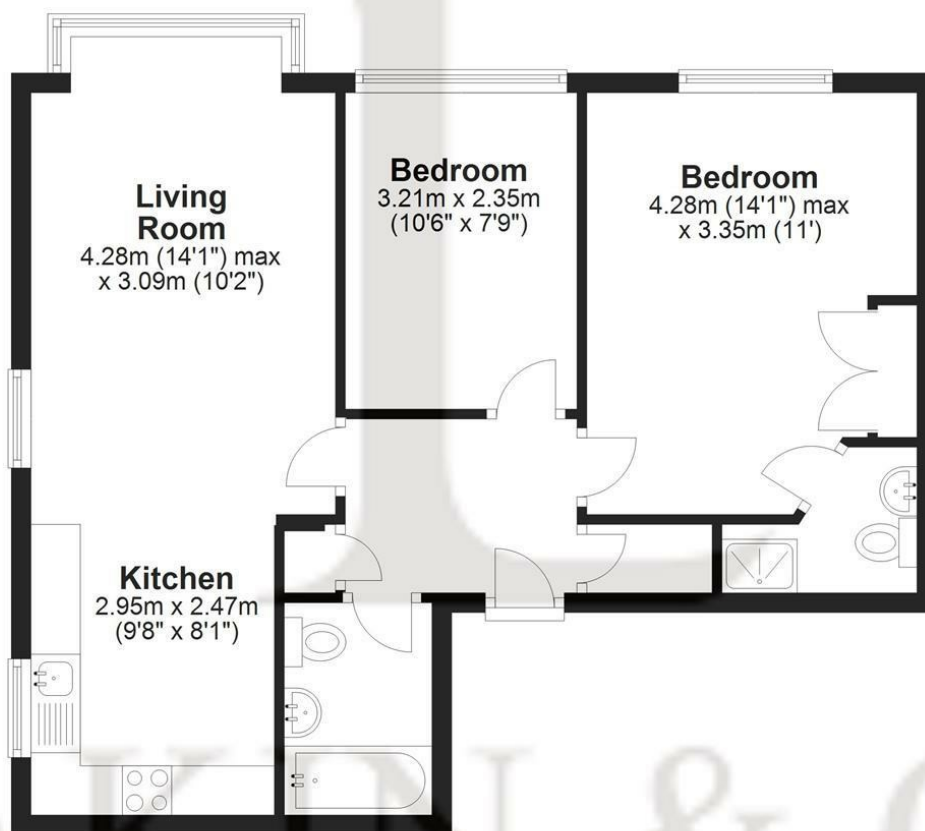
*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not

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

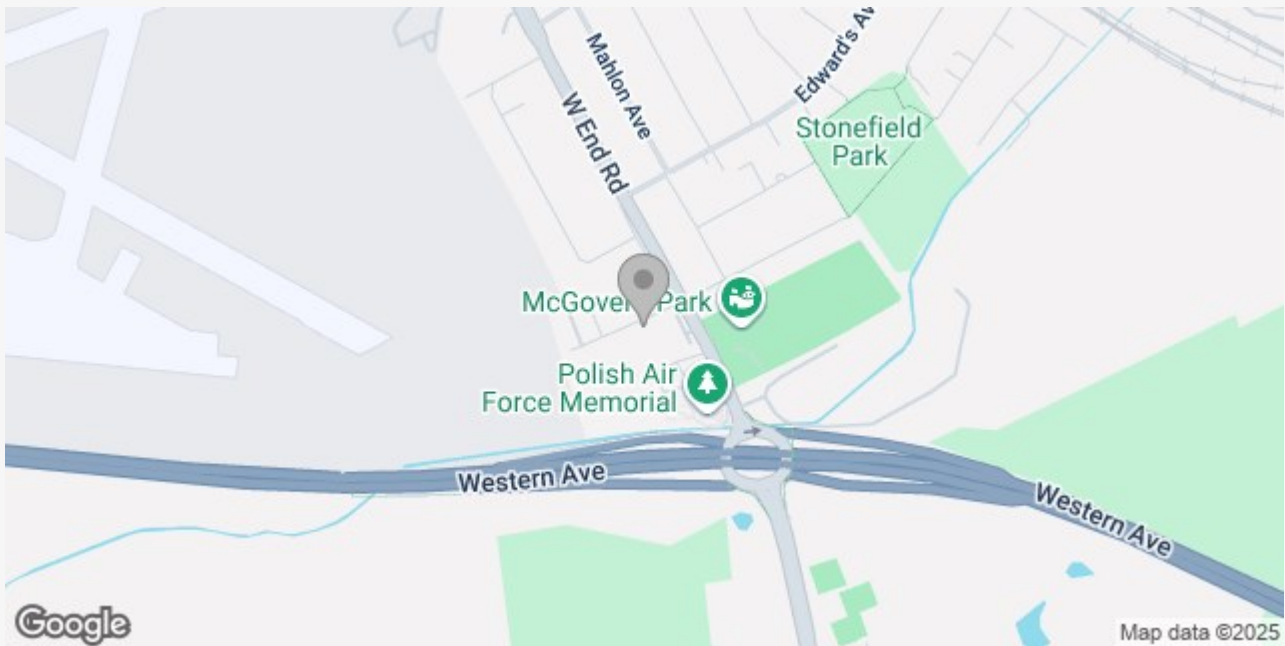
Approx. 55.0 sq. metres (592.3 sq. feet)



Total area: approx. 55.0 sq. metres (592.3 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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