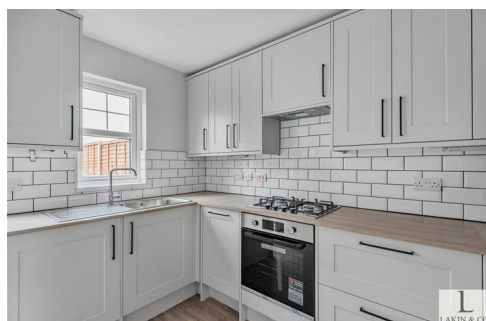




- TWO Bedroom House
- Kitchen With Integrated Appliances
- Gas Central Heating
- Private Rear Garden
- EPC Rating C

- Excellent Condition Throughout
- Available November 2025
- Allotted Parking Space
- Local Amenities

Situated in a highly sought-after cul-de-sac location, this two-bedroom terraced house is just moments from Ruislip Manor with its shopping amenities and tube station. Also within the catchment area of several excellent schools, including Lady Bankes Primary.

Completely refurbished throughout, the property comprises an entrance porch, spacious lounge, and fitted kitchen/dining room. On the first floor, there are two double bedrooms, both with fitted wardrobes and a family bathroom with an electric shower.

Further benefits include: gas central heating, double glazing, a small garden to the front of the property, an allocated parking space and a private garden to the rear with a paved patio area and the rest is laid to lawn.

Elliot Avenue is situated a short walk from Ruislip Manor with its array of shops, coffee shops and restaurants and the Metropolitan and Piccadilly Line Station which provides frequent services into London. For the motorist, the A40, M40 and M25 are easily accessible.

Available from November 2025 unfurnished.

Rent: £1,800 PCM

Deposit: £2,076.92 (5 weeks' rent)

Holding deposit: 1 week's rent £415.38 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon Council

Council tax band: D

Internet Speed: Download - (up to) 1,800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage (Indoor):

Voice

EE - Likely

Three - Limited

O2 - None

Vodafone - Limited

Data

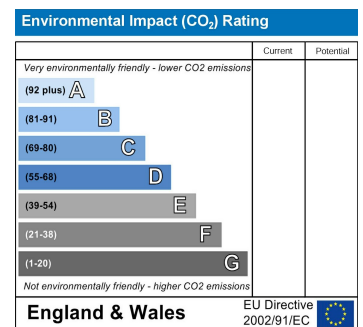
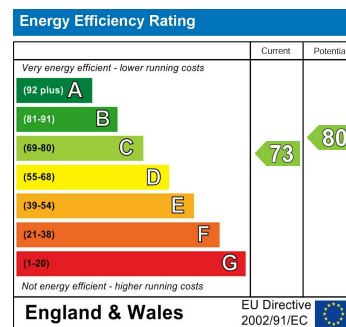
EE - Likely

Three - Limited

O2 - None

Vodafone - Limited

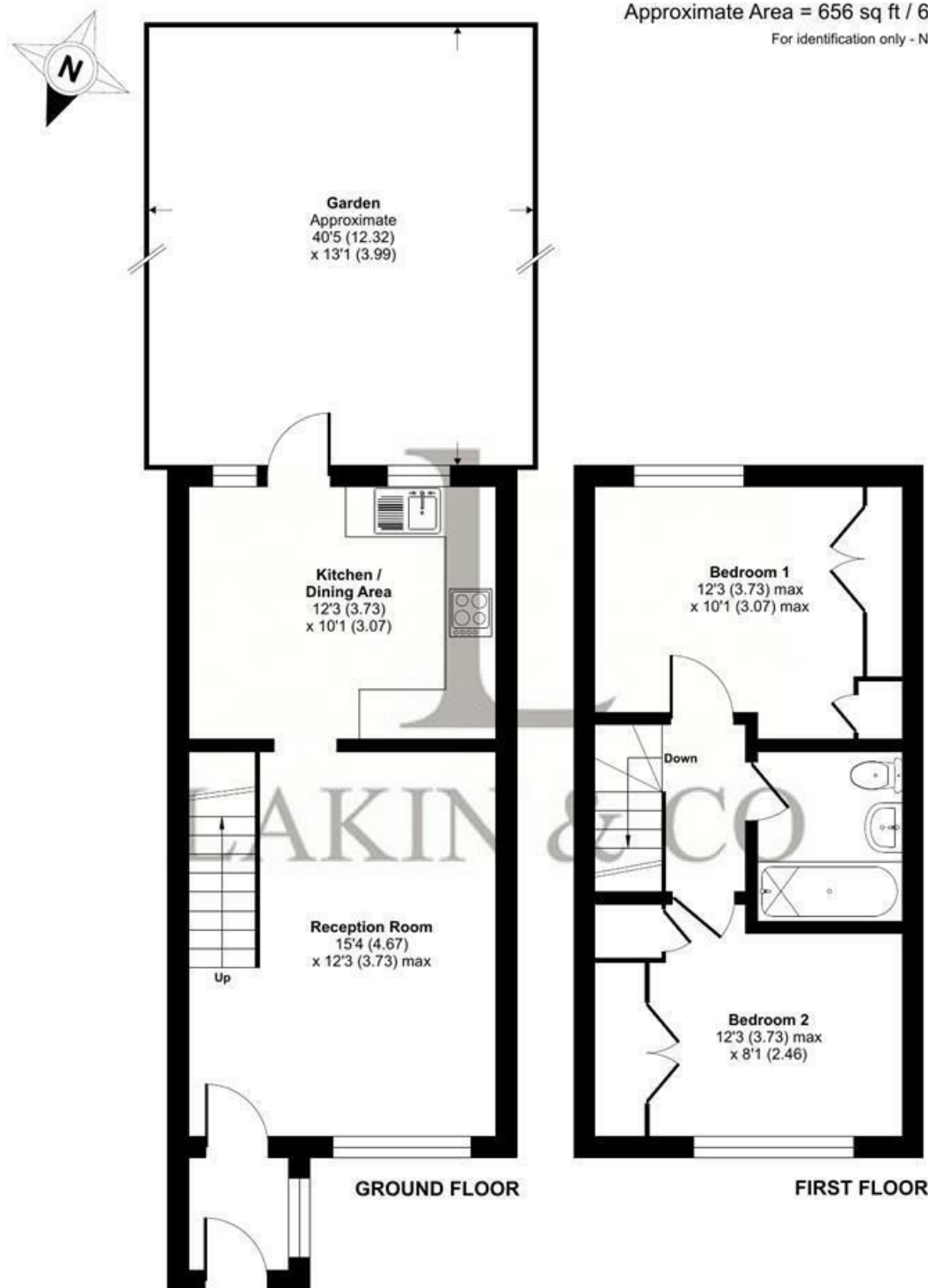
*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>



Elliott Avenue, Ruislip, HA4

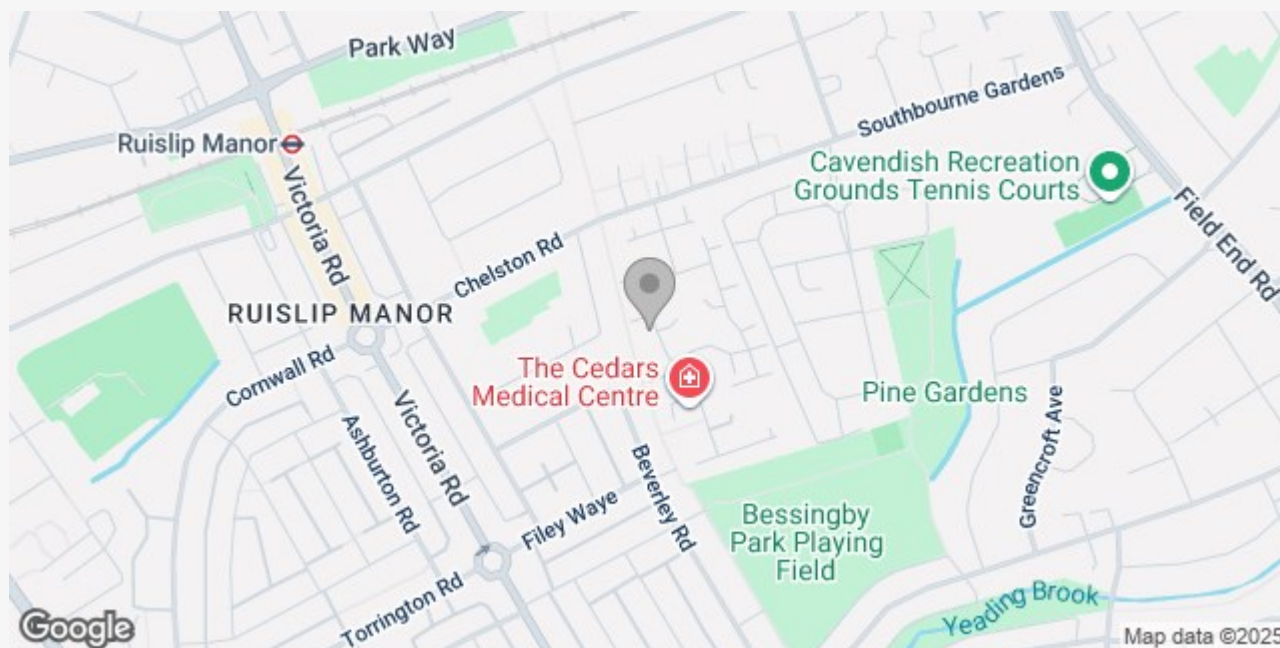
Approximate Area = 656 sq ft / 61 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2022.
Produced for Lakin & Co. REF: 830910

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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