



- TWO Bedroom Apartment
- Neutral Decor
- Bathroom With Overhead Shower
- Gas Central Heating
- Available From 23rd December 2025

- Top Floor
- Modern Fitted Kitchen
- Walking Distance Of Ruislip High Street
- Double Glazed Windows
- EPC Rating C

A bright and spacious top floor, TWO bedroom apartment positioned conveniently for local shops, restaurants and transport links that Ruislip has to offer. Only a few minutes walk to Ruislip Train Station (Metropolitan & Piccadilly Line) and West Ruislip Station (Central Line), the property boasts; entrance hallway, large lounge, two double bedrooms, modern fitted kitchen with white goods and tiled bathroom with an overhead shower.

The property is in easy reach of Ruislip High Street, A40/M40/M25 motorway links, RAF Northolt, Hillingdon Hospital, Stockley Business Park and Heathrow Airport. Other benefits include; gas central heating with a newly installed boiler and recently installed double glazed windows.

Available from 23rd December 2025 unfurnished.

Price - rent: £1,700 PCM

Deposit: £1,961.53(5 weeks rent)

Holding deposit: 1 week's rent of £392.31 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 52 Mbps Upload - (up to) 8 Mbps

Mobile Coverage (Indoor):

Voice

EE - Limited

Three - Limited

O2 - Limited

Vodafone - Limited

Data

EE - Limited

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.uk/>

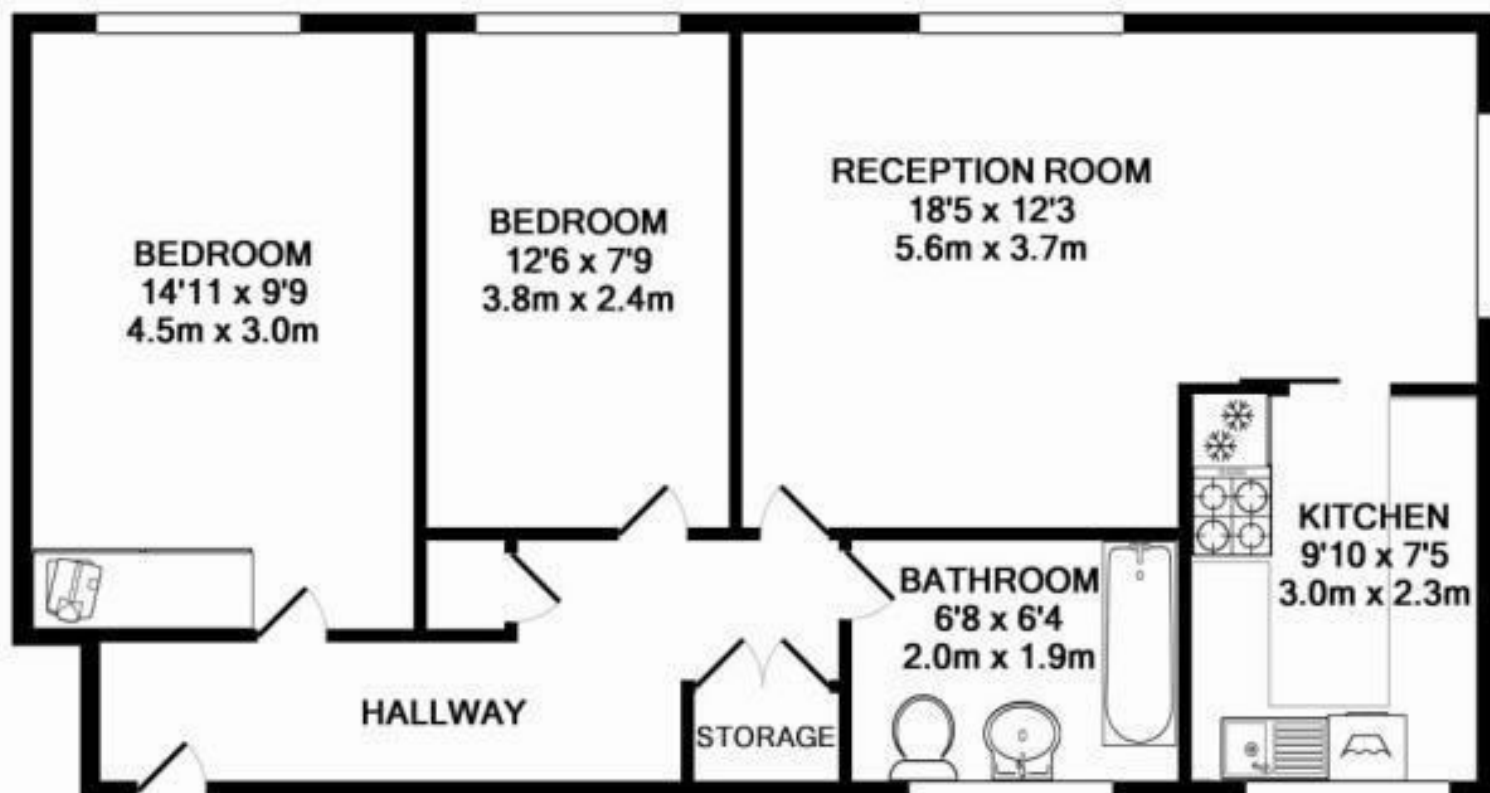




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



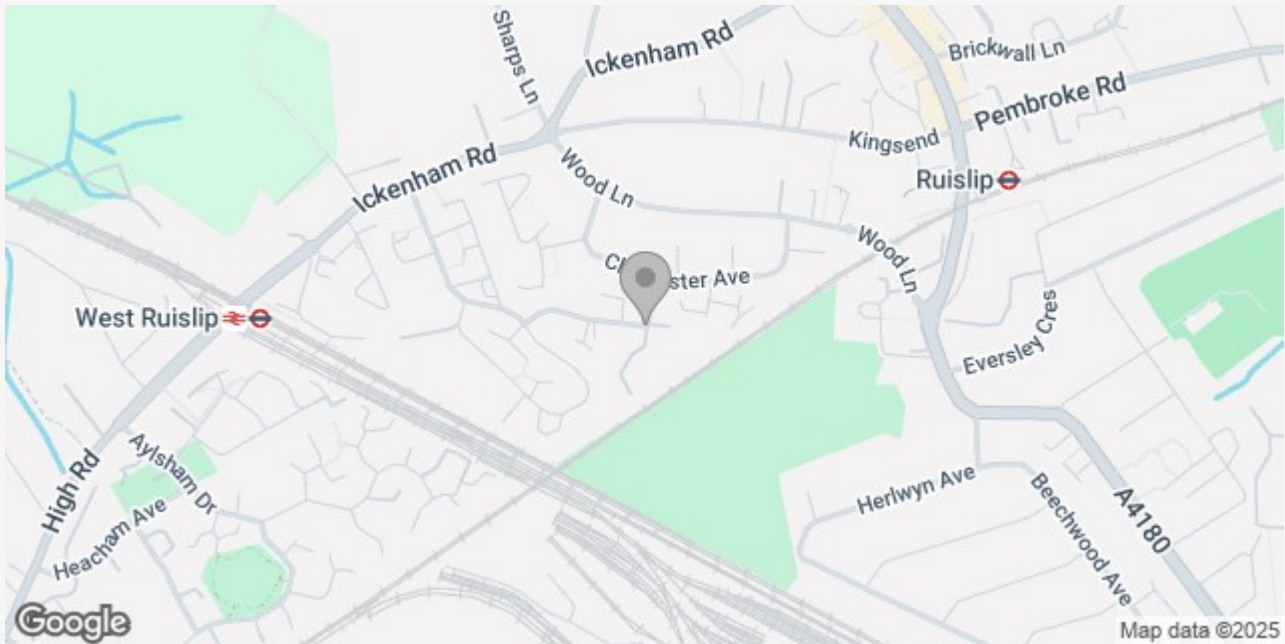


TOTAL APPROX. FLOOR AREA 671 SQ.FT. (62.3 SQ.M.)

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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