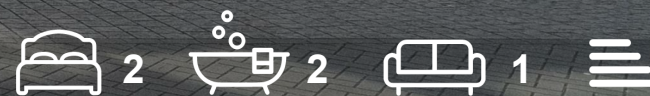




Arla Place, Ruislip, HA4 0GD
£375,000





Arla Place, Ruislip, HA4 0GD

£375,000

- Beautifully Presented Two Double Bedroom Apartment
- Chain Free
- Allocated Parking
- Walking Distance to Local Amenities
- 776 Sq Ft / 72.1 Sq M.
- Two Bathroom
- Short Walk From the Local Underground Station
- Sought After Development
- Private Balcony
- Third Floor

Description

This delightful house offers a perfect opportunity for first-time buyers seeking a modern and comfortable living space. Comprising of open-plan reception area that seamlessly integrates a sleek fitted kitchen, this inviting space is further enhanced by a private balcony, providing a lovely outdoor space, two double bedrooms, (master with ensuite) and a well-appointed main bathroom completes the home.

The development has many benefits including secure video entry phone system, allocated parking and well maintained communal grounds.

Situation

Emerald Court, Arla Place with Ruislip Manor and Eastcote high street being just a short distance away with its variety of local shops, cafes, coffee shops, takeaways and restaurants. South Ruislip station is just moments away with the Central line making the journey into central London a breeze,. For the motorist A40 leading to London and the Home Counties is also close by. The area is served by a number of highly regarded schools including Lady Bankes primary school and Ruislip high school.



Emerlad Court, HA4
Approximate Area = 776 sq ft / 72.1 sq m
For identification only - Not to scale

CH = Ceiling Height

Third Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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estate agents

A map of South Ruislip, London, showing the location of the library. A green pin marks the library's location on Angus Dr. Other streets shown include Bridgwater Rd, Victoria Rd, W Mead, The Fairway, Long Dr, Station Approach, and Edward's Ave. The map also shows the railway line and a bus stop icon. The Google logo and 'Map data ©2025' are visible at the bottom.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>				<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

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