



Greenfields



Victoria Road, Ruislip HA4 £1,850 Per Month

This spacious and well-presented three-bedroom duplex flat is now available for rent in a prime location above shops on Victoria Road, Ruislip Manor. Perfectly positioned from Ruislip Manor station (less than 1 minute walk / 50m), it enjoys very good access to transport (Metropolitan and Piccadilly lines, plus bus stops), as well as exceptional access to local amenities (parks, cafes, supermarkets, shops) making it an ideal choice for those seeking convenience and comfort.

Key Features:

- **Generous Living Space:** The accommodation spans two floors, featuring a fitted kitchen, a very large reception room and a home office/study room, on the ground floor, and three bedrooms providing ample room for relaxation and productivity.
- **Bright and Airy:** Enjoy a bright and inviting atmosphere throughout the flat, thanks to large windows and its orientation that allow natural light to flood in.
- **Comfortable Bedrooms:** The second floor boasts three well-sized bedrooms (two double and one single), along with a modern family bathroom, ensuring plenty of space for families or professionals.
- **Convenient Access:** The flat is easily accessible via a back access road that services the shops on Victoria Road, adding to the convenience of urban living, with free off street parking on this private road.
- **Proximity to Amenities:** Within close walking distance, you'll find a variety of shops, supermarkets, and parks, enhancing your lifestyle with everything you need right at your doorstep.

Availability:

This property is available NOW, offering you the chance to move in immediately and enjoy all that this vibrant area has to offer. Don't miss out on this fantastic opportunity to secure a beautifully presented flat in a sought-after location!

- THREE BEDROOMS
- LARGE RECEPTION ROOM
- HOME OFFICE / STUDY ROOM
- KITCHEN
- BATHROOM
- VERY CLOSE TO STATION
- SITUATED ABOVE SHOPS

VIEWINGS

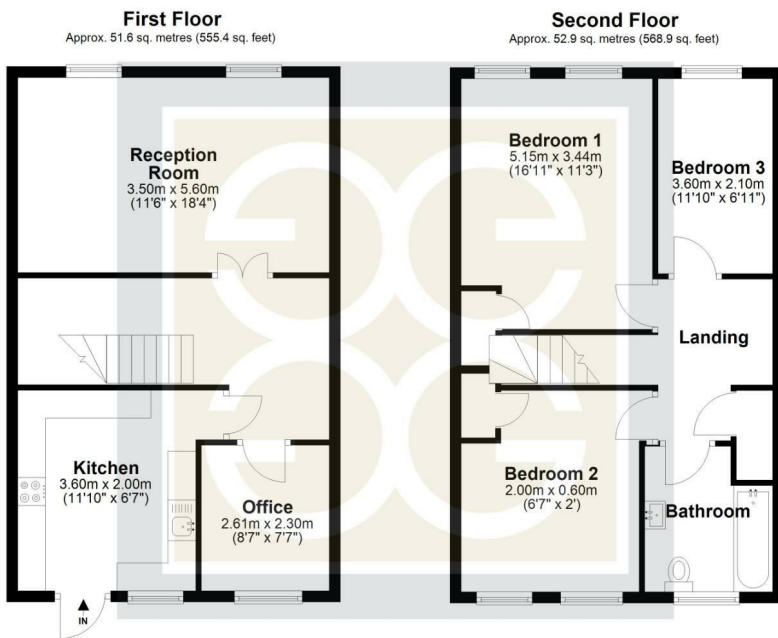
Please contact our Greenfields Office on 01895 628 560 if you wish to arrange a viewing appointment for this property or require further information.

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VIEWINGS

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	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	63	77
Very environmentally friendly - lower CO ₂ emissions			
(02 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		

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