



Greenfields



Arla Place, South Ruislip HA4

Asking Price £495,000

Welcome to this modern apartment located in the desirable area of Arla Place, South Ruislip HA4. This impressive property, built in 2017, offers a generous living space of 947 square feet, making it an ideal home for families or professionals seeking comfort and convenience.

The apartment features three spacious bedrooms, providing ample room for relaxation and privacy. With two well-appointed bathrooms, morning routines will be a breeze, ensuring that everyone has their own space. The open plan kitchen and living room create a welcoming atmosphere, perfect for entertaining guests or enjoying family time. The contemporary design and layout enhance the overall appeal of the home, making it both functional and stylish.

There is the allocated parking for one vehicle as well as communal EV charging points, a rare find in urban living, which adds to the overall appeal. There is also a dedicated bike room with a lock so you can securely keep your bike. The long lease further enhances the attractiveness of this flat, offering peace of mind for potential buyers.

Situated within walking distance to both the Central and Chiltern Line, this flat boasts excellent transport links, making commuting to London and beyond effortless. The surrounding area offers a variety of local amenities with ASDA, Sainsbury and Aldi within a very short walk, ensuring that all your daily needs are met. Another point to note is that the property also within a short drive to A40 which give you an easy access to London, Heathrow Airport and Oxford.

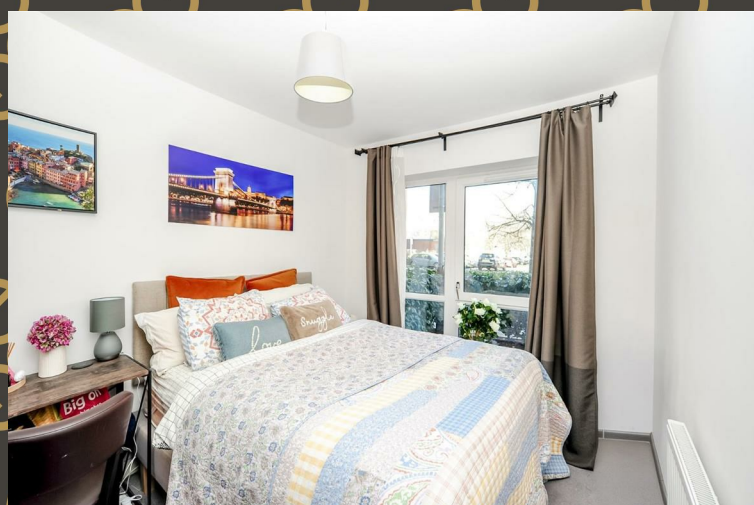
In summary, this flat in Arla Place is a fantastic opportunity for those looking for a modern, spacious home in a well-connected location. With its attractive features and prime position, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful property your own.

- Modern Ground Floor Apartment
- Three Bedrooms
- Two Modern Bathrooms
- Large Open Plan Living Room
- Modern Fitted Kitchen
- Allocated Parking
- EV charge points
- Very Close To Station

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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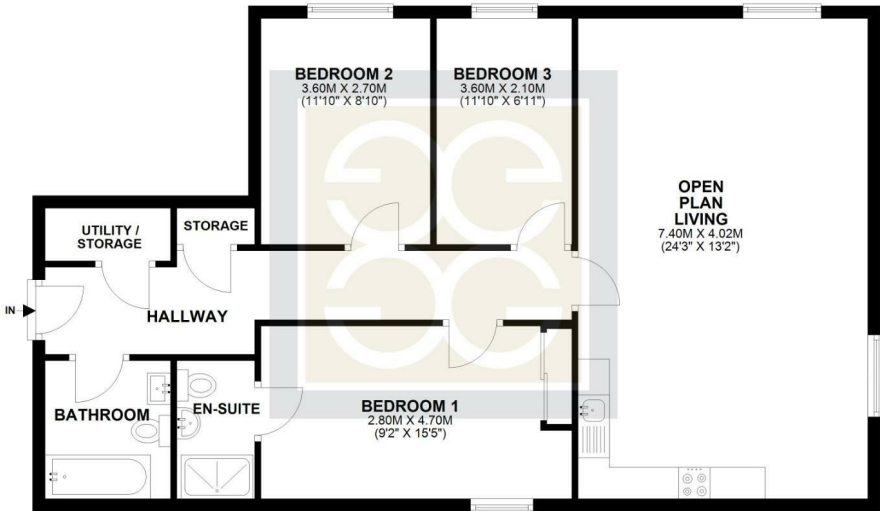


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GROUND FLOOR
APPROX. 87.9 SQ. METRES (946.7 SQ. FEET)



TOTAL AREA: APPROX. 87.9 SQ. METRES (946.7 SQ. FEET)
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(2 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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