



## 59 Diamond Road, Ruislip, HA4 0PD

\*\*\*FOR SALE VIA MODERN METHOD OF AUCTION, TERMS & CONDITIONS APPLY\*\*\* IDEAL FOR FIRST TIME BUYERS OR BTL INVESTMENT PROPERTY!

Welcome to this charming 2-bedroom maisonette located on Diamond Road in the delightful area of Ruislip. This property offers a fantastic opportunity for those looking to create their first dream home.

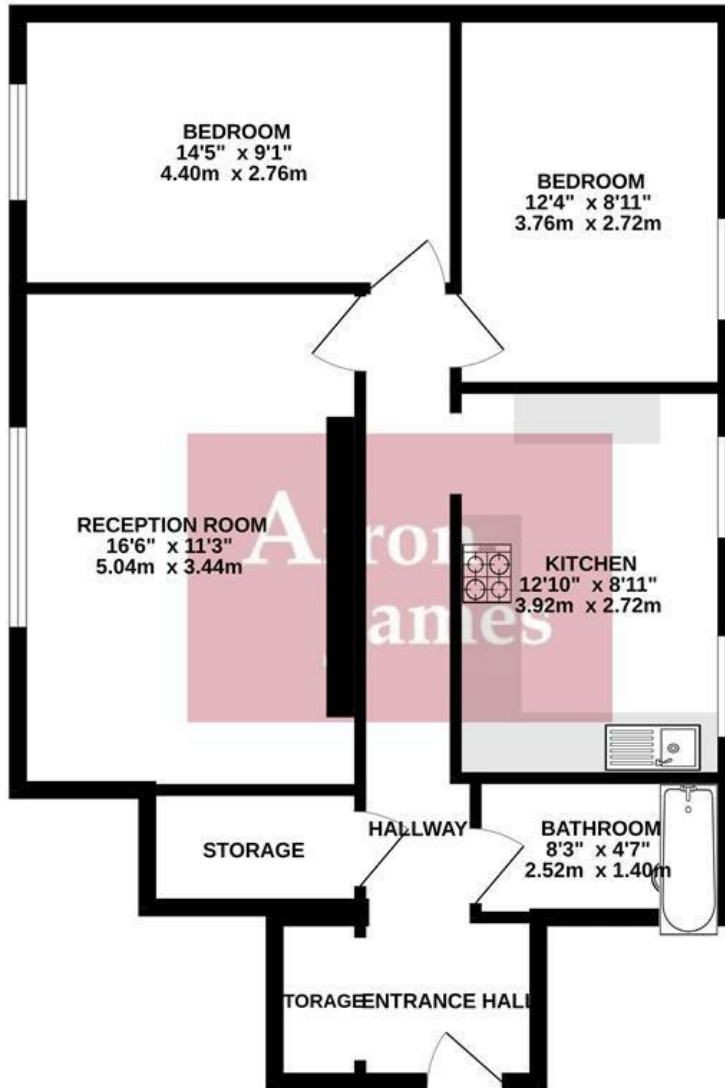
Situated close to the station, this spacious flat boasts 1 reception room, 2 bedrooms, and 1 bathroom, making it an ideal space for a small family or professionals looking for a comfortable living arrangement. The private garden adds a touch of tranquillity, providing a perfect spot for relaxing or entertaining guests during the warmer months.

Although the property is in need of modernisation, this presents an exciting chance for the new owners to put their stamp on the place and tailor it to their tastes and preferences. With no chain involved, the process of making this maisonette your own is made even smoother.

Don't miss out on the opportunity to own a piece of history in this well-established neighbourhood. Contact us today to arrange a viewing and take the first step towards transforming this maisonette into your ideal home.

**£310,000**

GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	