



Elm Avenue, Ruislip, HA4 8PE



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NO UPPER CHAIN Gibson Honey are delighted to present to the market this BRAND NEW two bedroom luxury apartment. This spacious property briefly comprises: open plan kitchen/living room, two double bedrooms and modern bathroom suite. The property benefits include: communal garden, SHARE OF FREEHOLD, allocated parking, gas central heating and a highly convenient location. Elm Avenue is ideally located for both Ruislip Manor's High Street and Eastcote's extensive shopping parade which both offer a good range of local shops, bus routes, restaurants and rail links (Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. An internal inspection is advised to avoid disappointment as a quick sale is anticipated.
N.B. - The photos are currently an artists impression as the properties are not quite finished yet.



92 High Street, Ruislip, Middlesex, HA4 8LS


T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



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| Energy Efficiency 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> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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