



## 3 Swallow Court Dollis Crescent, Ruislip

Ruislip

Offers in Region of £325,000

**Lr** LAWRENCE RAND



# 3 Swallow Court Dollis Crescent

Ruislip, Ruislip

A two bedroom ground-floor maisonette set in this quiet cul-de-sac in close proximity to Eastcote's multiple shopping and transport amenities.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

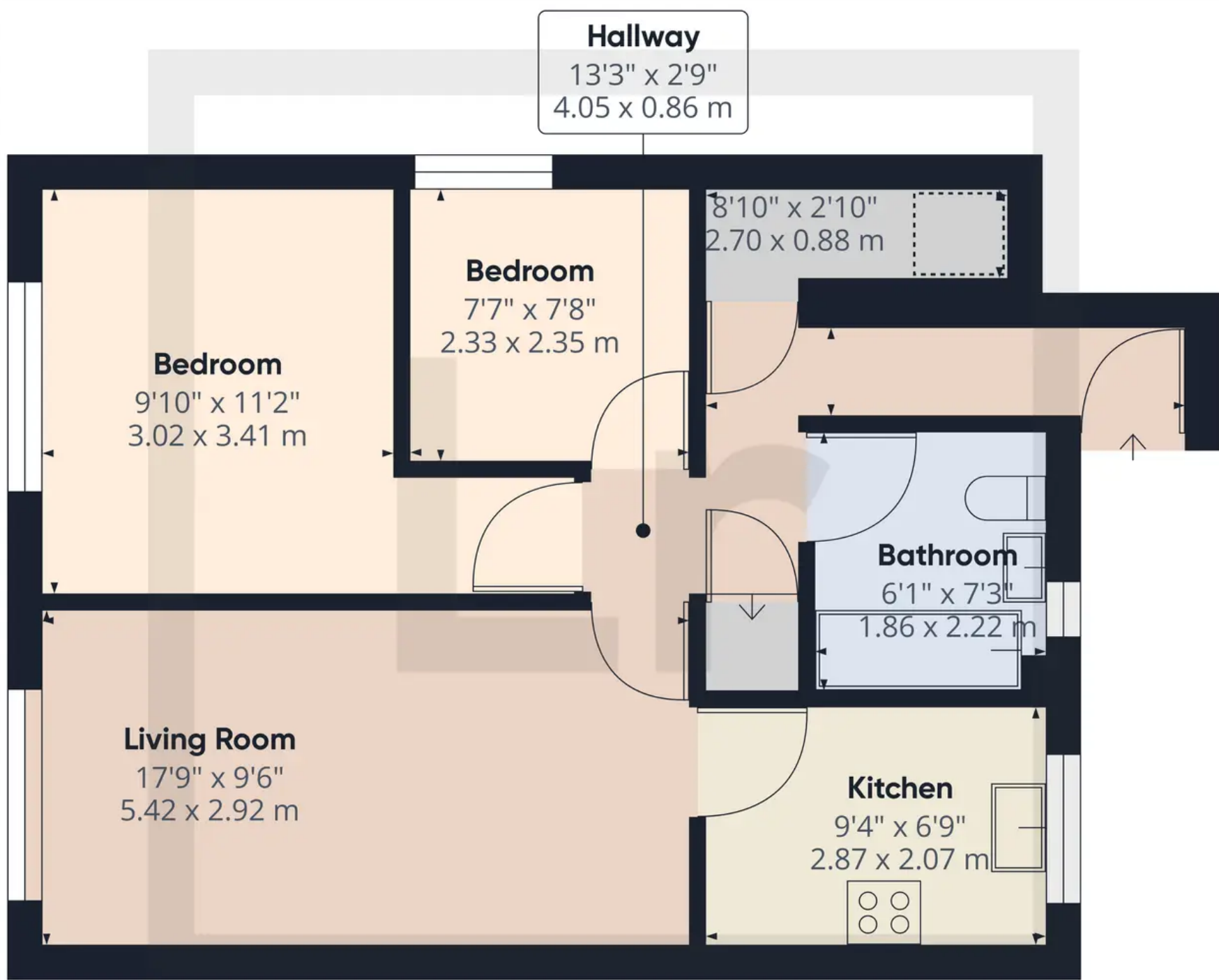
- Two bedrooms
- Ground floor maisonette
- Large kitchen
- Parking
- Own entrance
- Large communal garden
- Close to Eastcote
- Cul-de-sac











**Approximate total area<sup>(1)</sup>**  
569.56 ft<sup>2</sup>  
52.91 m<sup>2</sup>

**Reduced headroom**  
7.24 ft<sup>2</sup>  
0.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





## Lawrence Rand

Lawrence Rand, 106 Victoria Road - HA4 0AL

01895 632211

[Info@lawrence-rand.co.uk](mailto:Info@lawrence-rand.co.uk)

[www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)



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