



LAWRENCE RAND

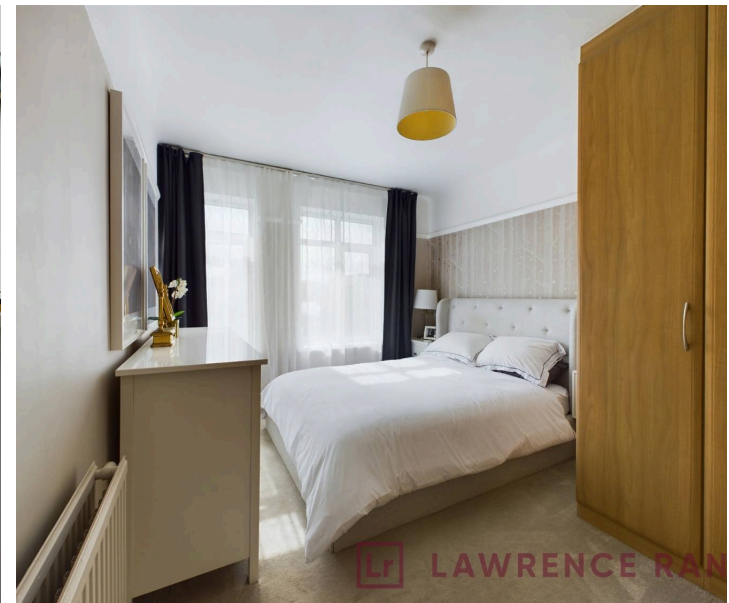
Telcote Way, Ruislip
£372,000

Key Features:

- Excellent condition
- Terrace room
- Close to transport links

Located above shops in the heart of Eastcote this well presented spacious two double bedroom flat would make an ideal first time buy or investment opportunity. The property has its own entrance door to a conservatory leading to a hallway with doors to all rooms. The bright and airy living room is decorated in soft neutral tones with room for both dining and relaxing. The kitchen is separate and has wall and base units, work tops and room for appliances.

Both the master bedroom and second bedroom are good size doubles with plenty of room for wardrobes and additional furniture. The flat is completed with a fresh modern bathroom comprising of a white three piece suite.



Verified Material Information:

Council tax band: C

Local authority: London Borough of Hillingdon

Tenure: Leasehold

Lease length: 110 years

Ground Rent: £300pa

Electricity supply: Mains electricity

Water supply: Sewerage: Mains

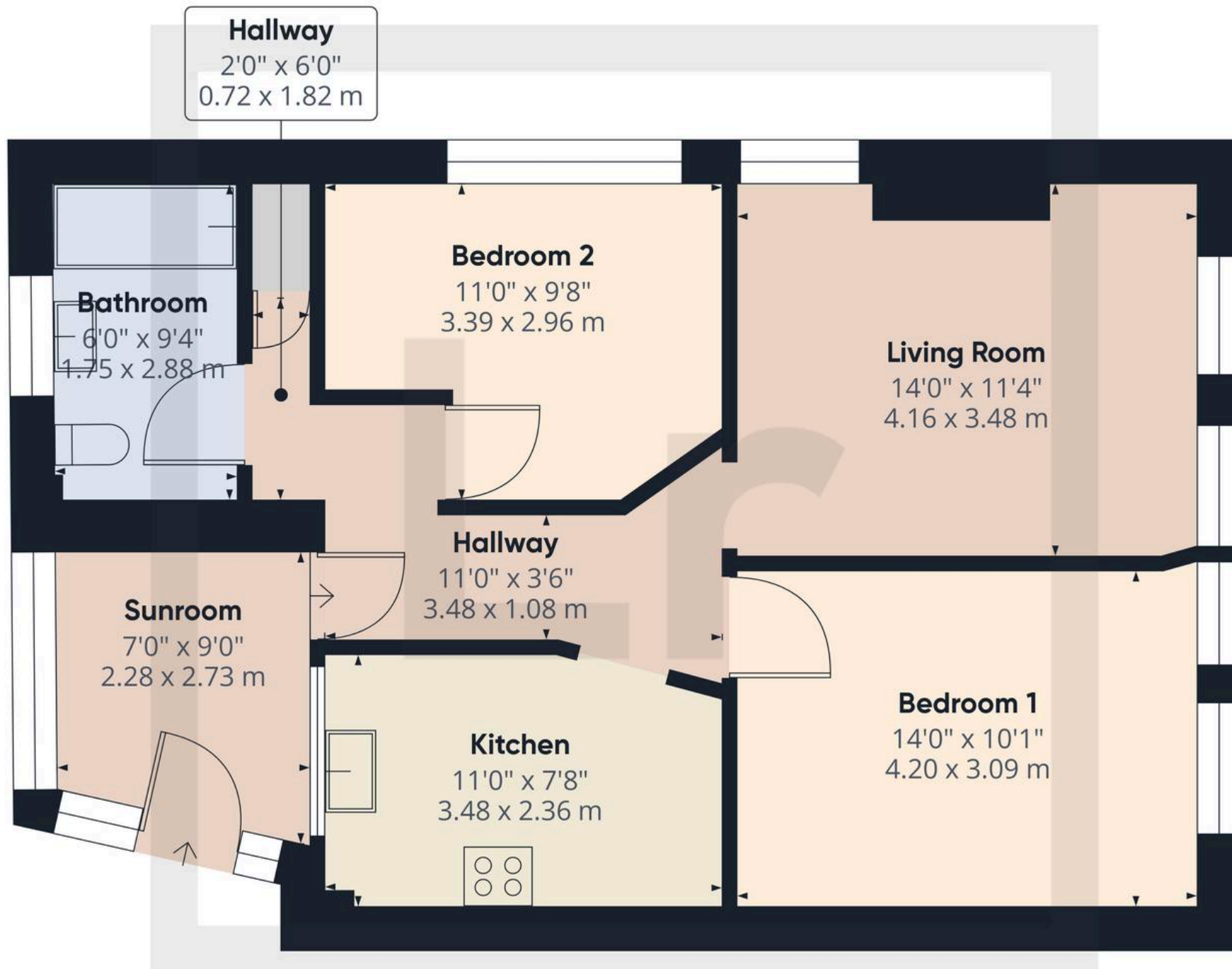
Heating: Electric

Broadband: FTTP (Fibre to the Premises)

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





Approximate total area⁽¹⁾

679.63 ft²

63.14 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/