

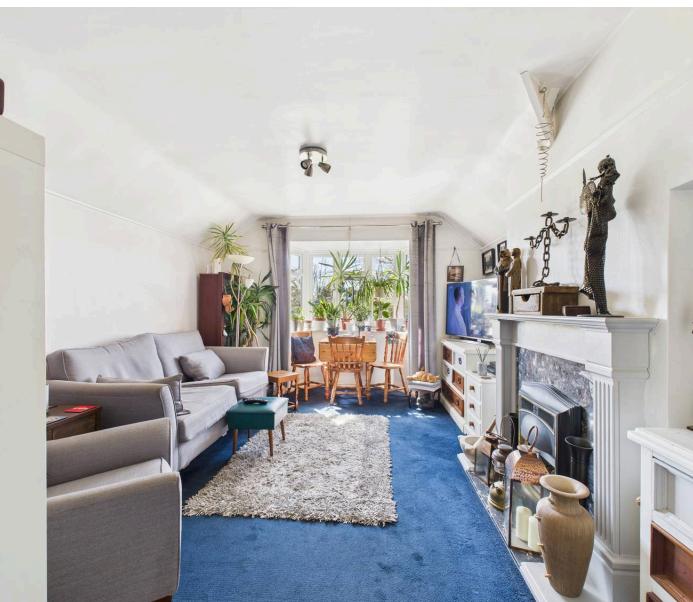


Stafford Road, Ruislip, HA4 6PE

In Excess of £300,000 | Leasehold



LAWRENCE RAND



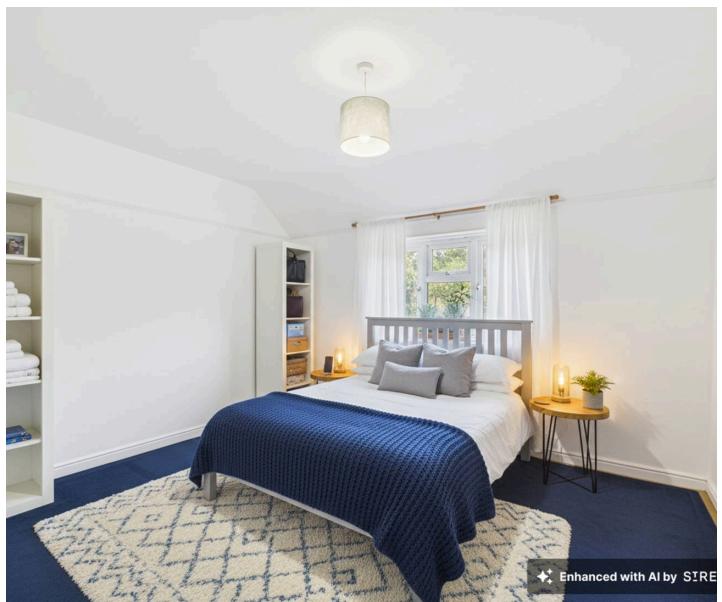
Key Features & Description:

- Modern shower-room
- Bright and airy reception room with ample living space
- Located moments from Ruislip Gardens Station (Central Line)
- Exceptionally spacious two double-bedroom first-floor maisonette
- Modern fitted kitchen with contemporary units and finishes
- Private rear garden ideal for relaxing or entertaining
- Own front door and private entrance
- Within catchment for highly regarded local schools, including Ruislip Gardens Primary and Ruislip High

An exceptionally spacious two double-bedroom first-floor maisonette within easy reach of Ruislip Gardens tube and amenities.

The property accommodation comprises; communal entrance with stairs to first-floor. Own entrance with hallway and doors to all rooms, spacious reception, modern kitchen, two double bedrooms and shower-room. To the rear is a private rear garden.

Presented with care by Lawrence Rand – helping you find the place you'll love to call home.



Nearest Stations & Location:

Ruislip Gardens – 0.07 miles Central & upcoming Piccadilly/Metropolitan interchange nearby

South Ruislip – 0.6 miles: Served by Chiltern Railways trains and also on the London Underground Central line

Ruislip Manor – 0.9 miles: Piccadilly & Metropolitan lines

Stafford Road is just moments from both shopping and transport facilities, including Ruislip Gardens station which operates a Central Line service into the heart of London.

Metropolitan and Piccadilly Line Stations are also accessible locally. Alternatively for the motorist the A40/Western Avenue is just a short drive away. There are also some of the areas popular schools including Ruislip Gardens primary and Ruislip High.

Suppliers:

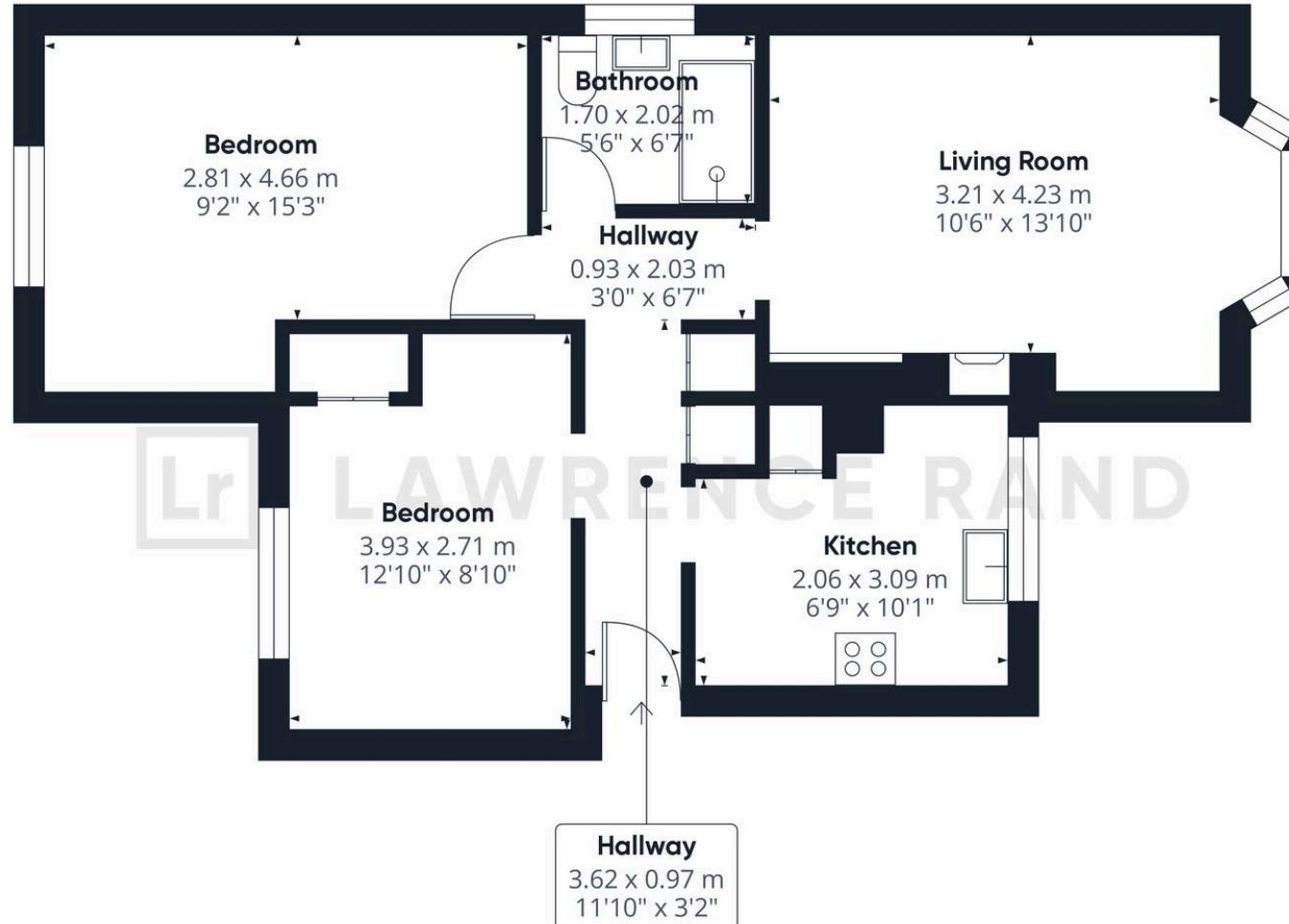
Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE – Excellent



Lawrence Rand

51 Victoria Road, Ruislip – HA4 9BH

01895 632211

Sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.