



LAWRENCE RAND

Acacia Avenue, Ruislip
£425,000

Key Features:

- Immaculate ground floor two bedroom maisonette
- Modern kitchen
- Bathroom
- Private rear garden & own private entrance
- Off street parking for two cars
- Walking distance to Ruislip Manor high street and Eastcote high street

An immaculate ground floor two bedroom maisonette located on a sought after road. With generous size living accommodation this property has a modern fitted kitchen, a light and bright living room with French doors opening to the front of the property, two well-appointed bedrooms with the master bedroom boasting fitted sliding wardrobes. A fresh fully tiled bathroom with a white three piece suite completes this property.

Further benefits include a private rear garden and off street parking for two cars ensuring ease and convenience for residents.

Acacia Avenue is a quiet residential road close to the local amenities of Ruislip Manor and Eastcote with an array of shops, cafes, restaurant's and good transport. (Metropolitan/Piccadilly line) For the motorist the A40/Western Avenue is just a short drive providing swift access into Central London and the surrounding Home Counties. The property also falls within the catchment area of some of the areas highly regarded schools.



Verified Information:

Council tax band: C

Local authority: London Borough of Hillingdon

Tenure: Leasehold

Lease length: 160 years

Ground rent: Peppercorn

Parking: Off street

Suppliers:

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

Heating: Gas central heating

Broadband & mobile coverage:

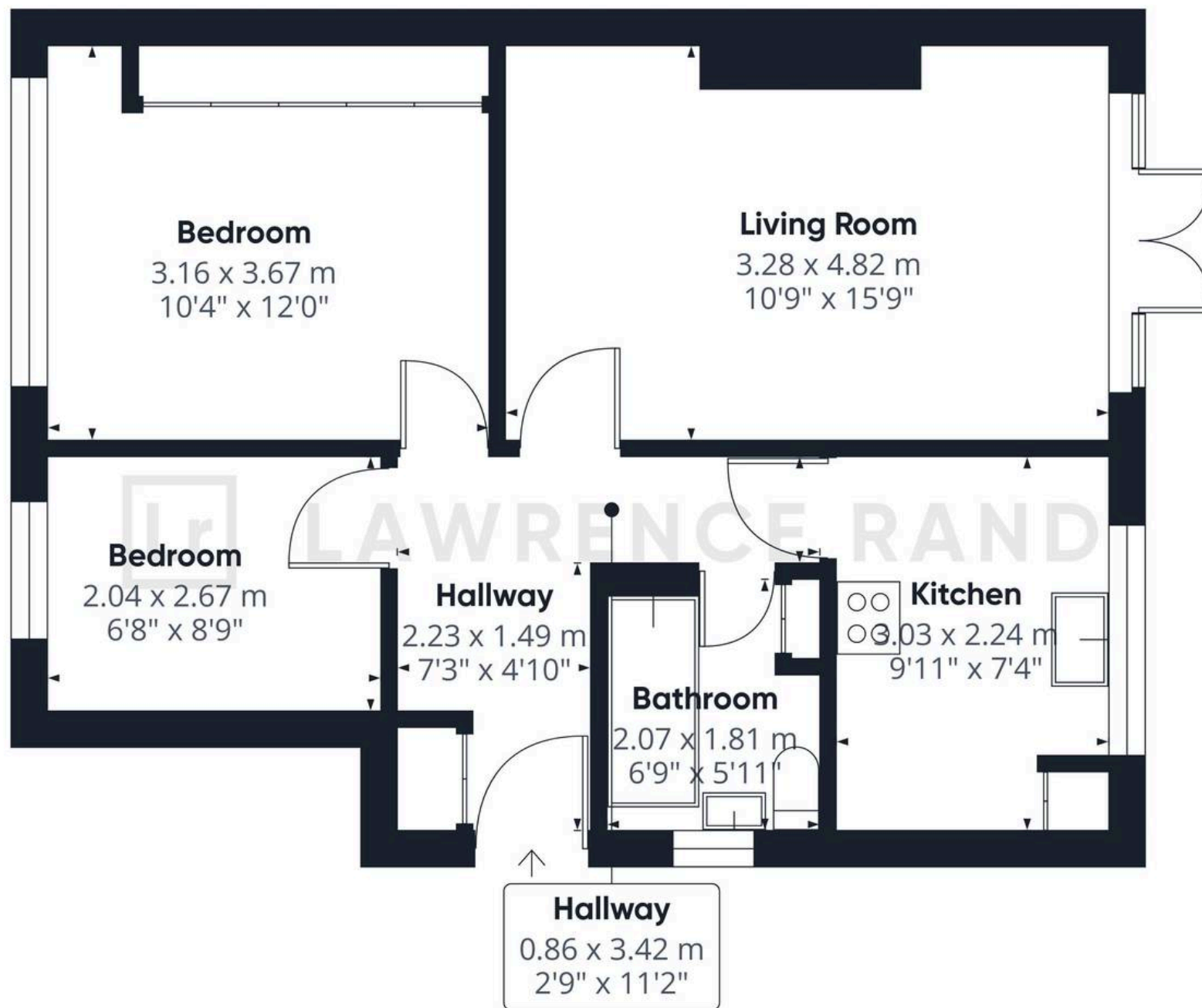
Broadband: FTTP (Fibre to the Premises)

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

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⁾

50.1 m²
538 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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